

CITY OF SAN ANTONIO
Zoning Commission Agenda

Cliff Morton Development and Business Services Center
1901 S. Alamo Street
Board Room, First Floor

December 4, 2007
Tuesday, 11:45 AM

ZONING COMMISSIONERS

Michael Westheimer – District 1	Christopher Martinez – District 6
Barbara Hawkins – District 2	Ramiro Valadez, III – District 8
Don Gadberry – District 3	Susan Wright – District 9
Jim Myers – District 4	Robert R. Robbins – District 10
Joe Valadez – District 5	James Gray – District Mayor
Jody Sherrill – District 7	
Chairman	

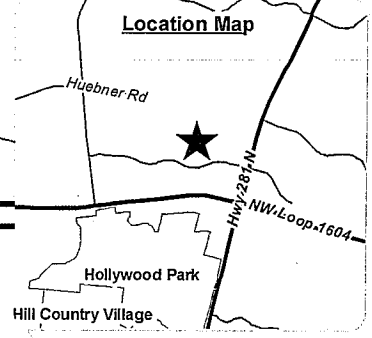
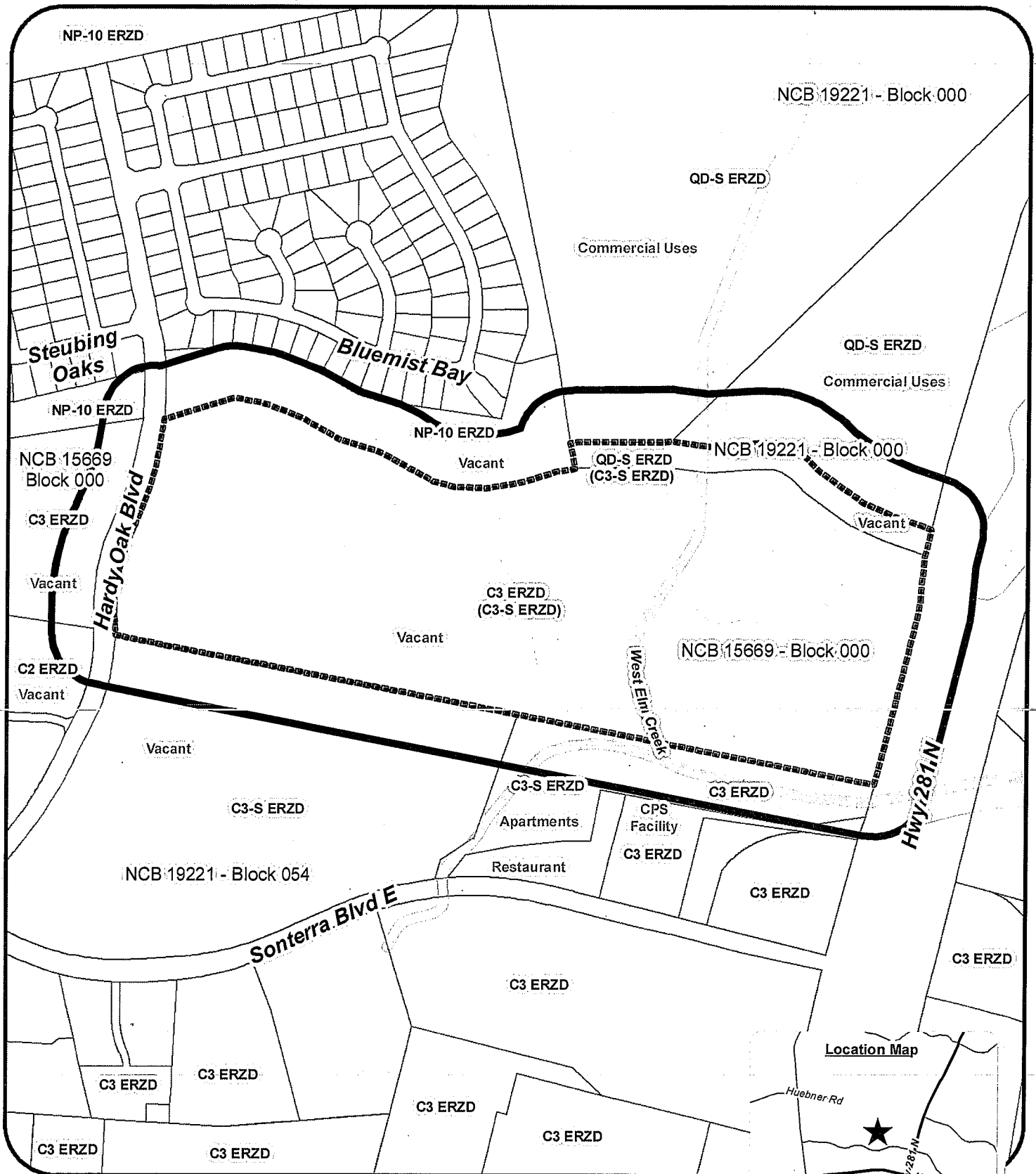
1. **11:45 AM – Work Session briefing on proposed Mahncke Park Neighborhood Conservation Overlay District (Planning and Community Development Department) and discussion of zoning case recommendations and all other items for consideration on the agenda for December 4, 2007, in the Tobin Room, 1901 S. Alamo Street, Cliff Morton Development and Business Services Center.**
2. 1:00 P. M. – Call to Order – Board Room
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of November 20, 2007 Minutes.
7. **ZONING CASE NUMBER Z2007317 S ERZD:** The request of Kaufman and Associates, Inc., Applicant, for B&M Ventana, LTD, Owner(s), for a change in zoning from "QD" S ERZD Quarry Edwards Recharge Zone with a Specific Use Permit for Blasting and Asphaltic Concrete and "C-3" ERZD General Commercial Edwards Recharge Zone District to "C-3" S ERZD General Commercial Edwards Recharge Zone District with a Specific Use Permit for a Hospital on 69.71 acres out of NCB 15669 (County Blocks 4938, 4948 and 4949), 18000 Block of US Highway 281. (Council District 9)
8. **ZONING CASE NUMBER Z2008017 ERZD:** The request of Charles Edens, Applicant, for Drury Southwest, Inc., Owner(s), for a change in zoning from "R-6" ERZD GC-1 Residential Single Family Edwards Recharge Zone Gateway Corridor Overlay District-1 to "C-3" ERZD GC-1 General Commercial Edwards Recharge Zone Gateway Corridor Overlay District-1 on Lot 17, NCB 14854, 16102 Old Fredericksburg Road. (Council District 8)

9. **ZONING CASE NUMBER Z2008038 CD ERZD:** The request of Brown, PC, Applicant, for B&M Marshall Road, LTD, Owner(s), for a change in zoning from “R-6” ERZD Residential Single Family Edwards Recharge Zone District and “C-2” ERZD Commercial Edwards Recharge Zone District to “C-2” ERZD (CD-Theater - Indoor Permitting Over 2 Screens and/or Stages) Commercial Edwards Recharge Zone District with a Conditional Use for an Indoor Theater Permitting Over 2 Screens and/or Stages on 23.1392 acres out of NCB 18218, 2560 Marshall Road. (Council District 9)
10. **ZONING CASE NUMBER Z2007316:** The request of Kaufman and Associates, Inc., Applicant, for Brad Galo, Owner(s), for a change in zoning from “MF-25” Multi-Family District and “MF-25” GC-1 Multi-Family Gateway Corridor Overlay District-1 to “C-2” Commercial District and “C-2” GC-1 Commercial Gateway Corridor Overlay District-1 on 23.51 acres out of NCB 18333, 20865 IH-10 West and 6932 Heuermann Road. (Council District 8)
11. **ZONING CASE NUMBER Z2008007:** The request of Brown, P. C., Applicant, for FC Properties One, Ltd., Owner(s), for a change in zoning from “MF-33” Multi-Family District, “C-2” Commercial District, “C-3” General Commercial District and “I-1” General Industrial District to “C-3” General Commercial District on 9.852 acres out of NCB 16007, 9000 Block of West Loop 1604 North (Council District 6)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
12. **ZONING CASE NUMBER Z2008030 HS:** The request of City of San Antonio, Planning Department, Historic Preservation Officer, Applicant, for Carol Newman, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “R-4” HS Residential Single-Family District, Historic Significance on Lot 15, Block 30, NCB 6662, 1439 Hicks Avenue. (Council District 3)
13. **ZONING CASE NUMBER Z2008031 HS:** The request of City of San Antonio, Planning Department, Historic Preservation Officer, Applicant, for Thomas A. Rude, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “R-4” HS Residential Single-Family District, Historic Significance on Lot 23, Block 68, NCB 2763, 1407 West Lynwood. (Council District 1)
14. **ZONING CASE NUMBER Z2008032 HS:** The request of City of San Antonio, Planning Department, Historic Preservation Officer, Applicant, for Moxy Kristine Livar, Owner(s), for a change in zoning from “C-1” Light Commercial District to “C-1” HS Light Commercial District, Historic Significance on the North 75 Feet of the East 157.2 Feet of Lot A, Block 2, NCB 6397, 1003 South New Braunfels Avenue. (Council District 2)
15. **ZONING CASE NUMBER Z2008014:** The request of Harry Jewett, Applicant, for James McDonough, Jr. / Old Camp Bullis II Ltd., Owner(s), for a change in zoning from “R-20” Residential Single Family District to “C-2” Commercial District on 43.837 acres out of NCB 34780 (CB 4780) and “C-3” General Commercial District on 61.021 acres out of NCB 34780 (CB 4780) on 104.858 acres out of NCB 34780 (CB 4780), 5914 Old Camp Bullis Road. (Council District 8)
16. **ZONING CASE NUMBER Z2008020:** The request of Luis R. De Luna, Applicant, for Luis R. De Luna, Owner(s), for a change in zoning from “I-1” General Industrial District and “MF-33” Multi-Family District to “MF-33” Multi-Family District on Lot 3, Block 35, NCB 9445 and Lots 7 through 12 and Lot P-100, Block 36, NCB 9446 and Lot P-100, Block 33, NCB 9443, 1216 Hilton Avenue and 1311 West Amber Place. (Council District 4)

17. **ZONING CASE NUMBER Z2008026:** The request of VHS San Antonio Partners, LLC, DBA Baptist Health System, Applicant, for Brooks Development Authority, Owner(s), for a change in zoning from “MR” Military Reserve District to “C-3” General Commercial District on 48.67 acres out of NCB 10879, Brooks City-Base, Research Plaza. (Council District 3)
18. **ZONING CASE NUMBER Z2008022:** The request of Brown, P. C., Applicant, for Alamo Garden, Inc., Owner(s), for a change in zoning from PUD “R-5” Planned Unit Development Residential Single Family District, “MF-33” S Multi-Family District with a Specific Use Permit for a Golf Course and “C-3” General Commercial District to PUD “RM-5” Planned Unit Development Residential Mixed District on 7.552 acres out of NCB 8702 and NCB 18918, 304, 444 and 999 East Basse Road. (Council District 9)
19. **ZONING CASE NUMBER Z2008027:** The request of Child Care and Development Corporation, Applicant, for Jacqueline B. Charno Charitable Lead Trust, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “O-1” Office District on Lot 22, Block 1, NCB 17756, 16119 Classen Road. (Council District 10)
20. **ZONING CASE NUMBER Z2008025:** The request of Keith Van Marter, Applicant, for Cecil Ott, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “C-3R” General Commercial District, Restrictive Alcohol Sales on 0.6174 acres out of NCB 16051, 10000 Block of Shaenfield Road. (Council District 7)
21. **ZONING CASE NUMBER Z2008029:** The request of Ron Ray, L.P., Applicant, for Ron Ray, L.P., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-3” General Commercial District on Lot 3 (0.521 acres), Block 2, NCB 13802, 5170 Randolph Boulevard. (Council District 10)
22. **ZONING CASE NUMBER Z2008037:** The request of Brown, PC, Applicant, for HRS Partnership, Owner(s), for a change in zoning from “C-3” General Commercial District to “C-2” Commercial District on Lot 6, Block 3, NCB 17636, 10623 Culebra Road. (Council District 6)
23. **ZONING CASE NUMBER Z2008035:** The request of Brown, PC, Applicant, for Cavender Management, Inc., Owner(s), for a change in zoning from “I-1” General Industrial District to “C-3” General Commercial District on Lot 15, Lot 16, Lot 17, Lot 18, Lot 19 and Lot 20, Block 3, NCB 11967, 614 and 618 Portland; 9916, 9922 and 9930 Plymouth. (Council District 9)
24. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
25. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling (210) 207-7245.



Zoning Case Notification Plan

Case Z-2007-317

Council District 9

Scale: 1" approx. = 400'

Subject Property Legal Description(s): Parcels P-4, P-4A & P-3C - NCB 15669 - Block 000
 Parcels P-1B, P-3D, P-23A - NCB 19221 - Block 000

Legend

Subject Property (69.71 Acres)
 200' Notification Buffer
 Current Zoning **R6**
 Requested Zoning Change **(R6)**
 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (11/15/2007)

CASE NO: Z2007317 S ERZD

Final Staff Recommendation - Zoning Commission

Date: December 04, 2007

Council District: 9

Ferguson Map: 517 A1/B1

Applicant Name:

Owner Name:

Kaufman and Associates, Inc.

B&M Ventana, LTD

Zoning Request: From "QD" S ERZD Quarry Edwards Recharge Zone with a Specific Use Permit for Blasting and Asphaltic Concrete and "C-3" ERZD General Commercial Edwards Recharge Zone District to "C-3" S ERZD General Commercial Edwards Recharge Zone District with a Specific Use Permit for a Hospital.

Property Location: 69.71 acres out of NCB 15669 (County Blocks 4938, 4948 and 4949)

18000 Block of US Highway 281

US Highway 281, North of East Sonterra Boulevard

Proposal: To Allow a Hospital

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property is currently undeveloped and totals just under 70 acres. The property was annexed in December of 1984 and has split C-3 and QD zoning, the commercial zoning applied in 1985 shortly after annexation and the small strip of QD along the north property line applied in 2001. The property has double roadway frontage, on US Highway 281 North to the east and Hardy Oak Boulevard to the west, identified as a Freeway and a Secondary Type A Arterial, respectively. The proposal is to develop a medical center, including a hospital. This use is permitted by right in the C-3 zoning district. However, as the property is located within the Edwards Recharge Zone District, a specific use permit is required to institute the use. There are many uses such as automobile and light truck repair, full service motor vehicle sales centers, commercial parking lots, dry cleaning plants, commercial gasoline filling stations, or convenience stores with gasoline sales that are also allowed by right in the requested C-3 zoning district. However, these uses are prohibited outright within the recharge zone district. This zoning case is scheduled to be heard by the City Council on December 6, 2007.

There is a large quarry site to the north that was annexed into the city in 1998, having QD zoning that dates to 2001. Directly to the west of this site and immediately north of the subject property is the Iron Mountain Ranch residential development with NP zoning that converted from the previous R-A zoning in 2002. This residential zoning district was applied in 1998 and residences within this development generally date to 2005-2006. There is a large drainage easement that provides some separation between the subject property and the nearest residences. This easement measures just under 300 feet at its widest point but typically averages about 200-250 feet. There are multiple parcels to the south annexed in 1983 with commercial zoning that dates to 1985. Most of these parcels are undeveloped although there is a restaurant fronting along Sonterra Boulevard that dates to 2006. Also to the south, at the northeast corner of Sonterra Boulevard and Hardy Oak is a parcel with C-3 zoning and a specific use permit for a hospital, this zoning being approved by the City

CASE NO: Z2007317 S ERZD

Final Staff Recommendation - Zoning Commission

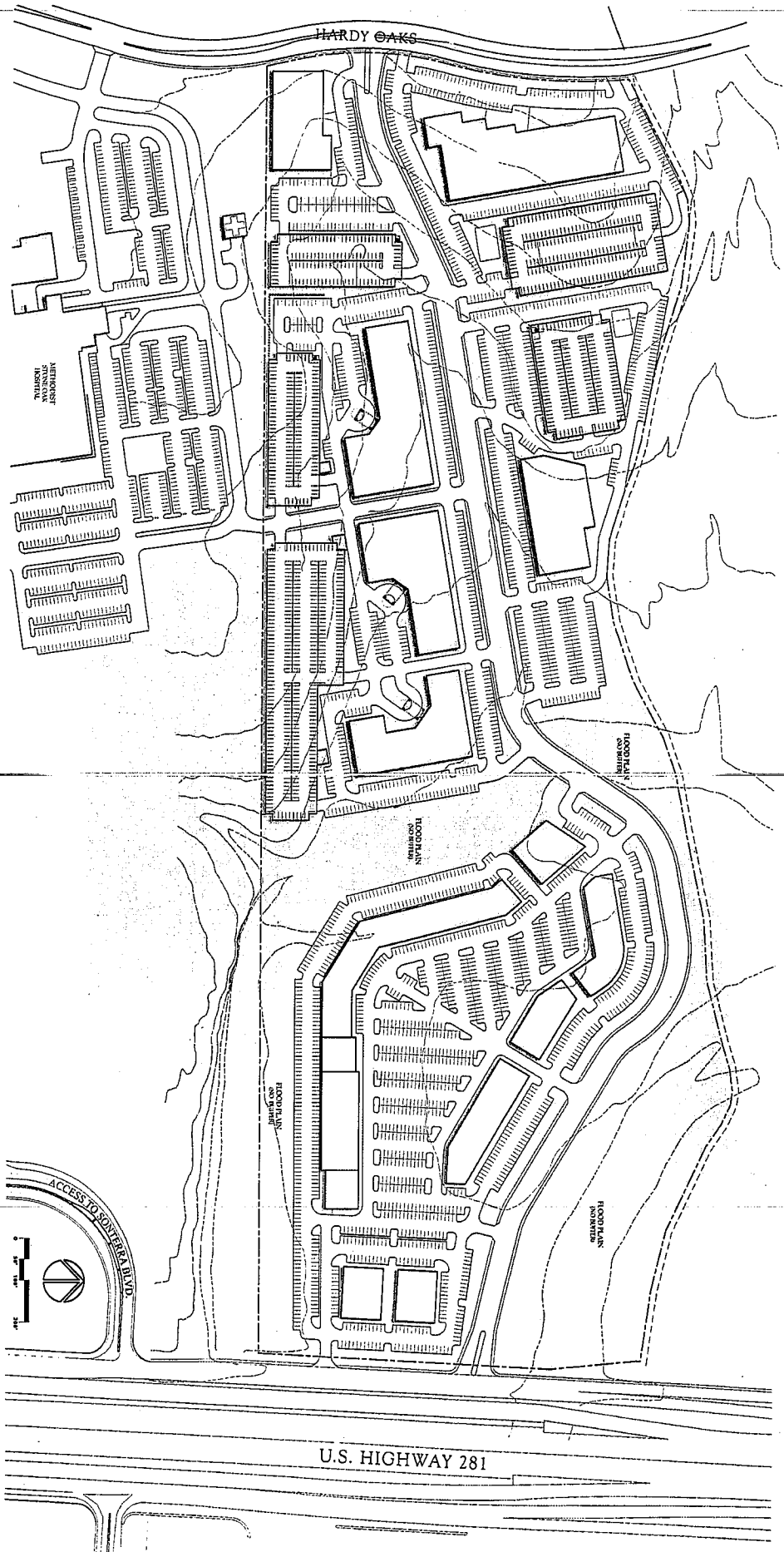
Council in August of 2004. There is a hospital currently under construction on the site. To the west, are multiple properties with commercial zoning that have remained undeveloped. Further north, on the west side of Hardy Oak, is the Mesa Verde at Stone Oak residential subdivision. Like Iron Mountain, the current NP zoning converted from the previous R-A zoning and the residences typically date to 2005-2006.

SAWS Summary

1. SAWS recommends approval of the proposed land use.
2. SAWS identifies the property as a Category 1 property.
3. SAWS recommends a maximum impervious cover of 65% on the site.

CASE MANAGER : Matthew Taylor 207-5876

MASTER PLAN
AGORA PALMS
 DOMINION ADVISORY GROUP
 SAN ANTONIO, TEXAS



KERRICK VANDERKAM, INC. ARCHITECTS, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, MASTER PLANNING, FINISHES, PLANTING, SITEWORK, SIGNAGE, SITEWORK, SAN ANTONIO, TEXAS 78212-1100, FAX (214) 733-1100, PHONE (214) 733-1100
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22007317



**SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet**

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Gregory James, P.G., Michael A. Escalante, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2007317 (Agora Palms)

Date: November 12, 2007

SUMMARY

A request for a change in zoning has been made for an approximate 69.71-acre tract located on the city's north side. A change in zoning from **C-3 ERZD to C-3 S ERZD** is being requested by the applicant, Kaufman & Associates, Inc. The change in zoning has been requested to allow for the development of a hospital development. The property is classified as a Category 1.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 9, near the intersection of Hardy Oaks Blvd. and Sonterra Blvd. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from C-3 ERZD to C-3 S ERZD and will allow for the development of a hospital development named the Acute Care Hospital. Currently the site is undeveloped with undisturbed vegetation.

2. Surrounding Land Uses:

The Quarry at Iron Mountain subdivision is located to the northwest and Martin Marietta Materials northeast of the property. U.S. Hwy 281 North is located to the east of the property. Hardy Oak Blvd. is located to the west of the property. Methodist Health Care System hospital is currently being constructed south of the subject site.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on October 10, 2007, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed as a moderately to heavily vegetated lot located northwest of the intersection of Highway 281 and Sonterra Boulevard, approximately 69.71 acres in area. The entire subject site was observed to be native and moderately to heavily vegetated. The entire subject site was covered by thin native soils, with good to moderate exposure of bedrock.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Leached and Collapsed Member of the Person Formation of the Edwards Aquifer.

The Leached and Collapsed Member of the Person Formation is characterized by the presence of extensive fabric controlled permeability. This member is approximately 70 to 90 feet thick, and is known to be a water bearing member of the Edwards Aquifer. This Member is known as the most permeable and most environmentally sensitive of the Edwards Aquifer. However, no caves or any features, other than described below were identified.

A potential recharge feature was noted during the field visit. A potential solution cavity was noted within the centerline of Mud Creek. This feature was infilled with fine sediments; therefore it was not possible to determine the extent of its recharge potential.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

1. Site Specific Concerns:
 - A. A portion of the property lies within the Upper Salado Creek Watershed and the 100-year floodplain, along the eastern portion, where recharge may occur.
 - B. The improper handling and disposal of medical and bio-hazardous material to be generated on-site.
 - C. The presence and proper installation and operation for a proposed AST located on the site.
2. Standard Pollution/Abatement Concerns:
 - A. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
 - B. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The impervious cover shall not exceed 65% on the site.
2. The subject property is retaining the base zoning of commercial and therefore, the impervious cover shall not exceed 65% on the site.
3. A floodplain buffer shall be provided along the eastern portion of the property as required in Ordinance No. 81491, Section 34-913.
4. Outside storage of chemicals will not be permitted on the site.
5. The Above Storage Tank (AST) shall be placed within a containment basin designed to capture and retain a minimum of 150 percent of the storage capacity of the AST.

6. All valves, pipes, fittings, and other controls connected to the AST shall be placed within the containment basin.
7. A spill containment kit and approved absorbent materials designed to capture and retain potential spills shall be clearly labeled and displayed within 20 feet of the containment area.
8. Hazardous and/or contaminated material shall be placed in properly labeled containers and disposed of by a licensed waste hauler/bio-waste hauler. All medical waste shipping documents shall be available for inspection, upon request by the Aquifer Protection and Evaluation Section of SAWS. Incineration on site, of any waste, in any quantity shall be strictly prohibited.
9. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
10. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
11. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
12. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

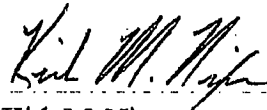
13. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

General Recommendations

1. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality,
 - D. A copy of the approved Water Pollution Abatement Plan.
2. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal Law.
3. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
 - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.

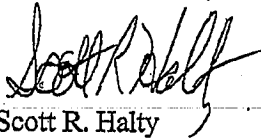
- D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
4. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
5. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



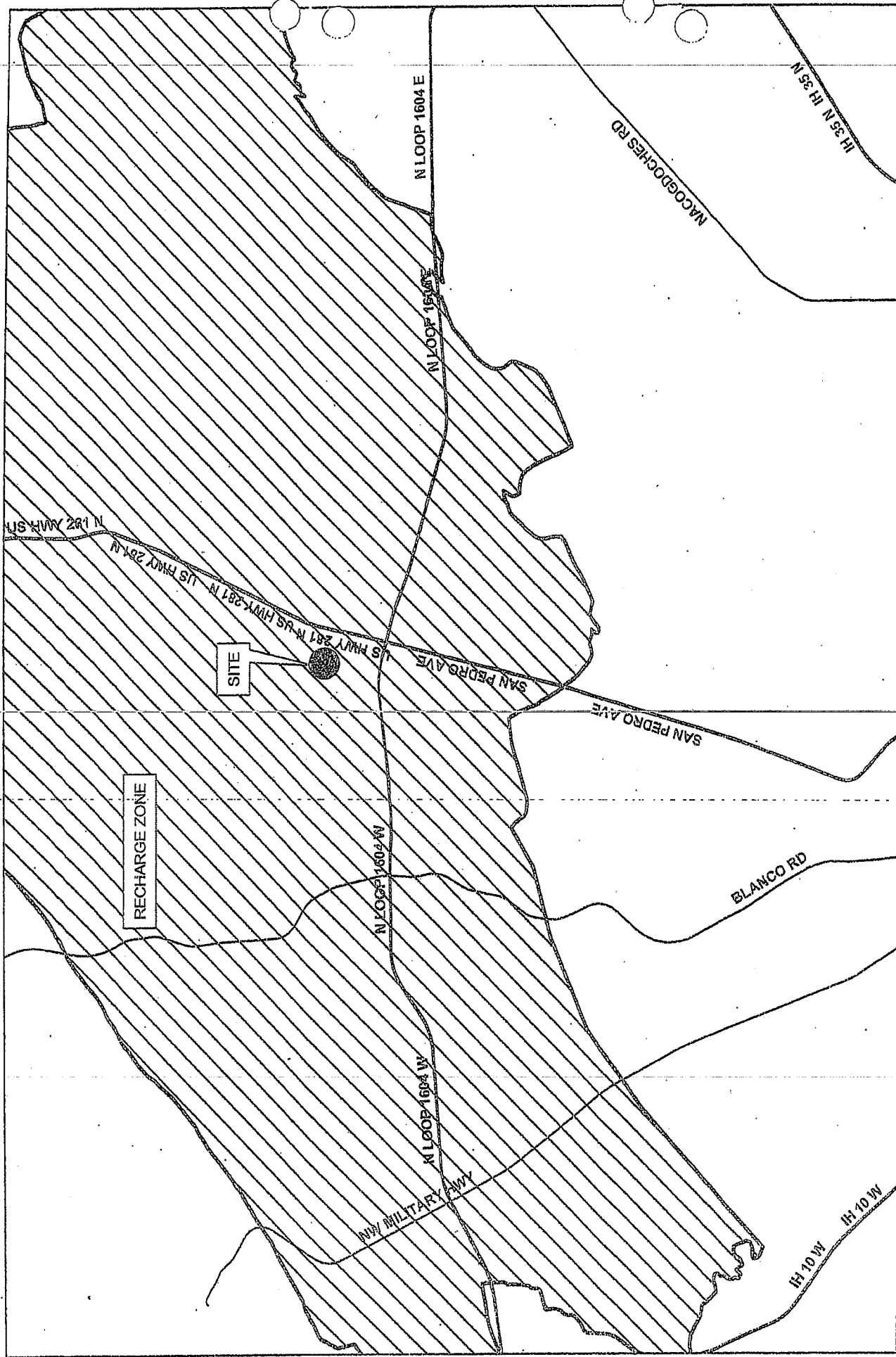
Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:

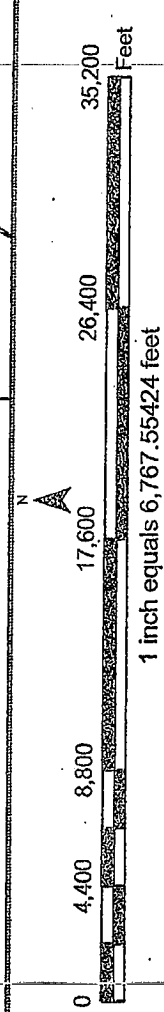


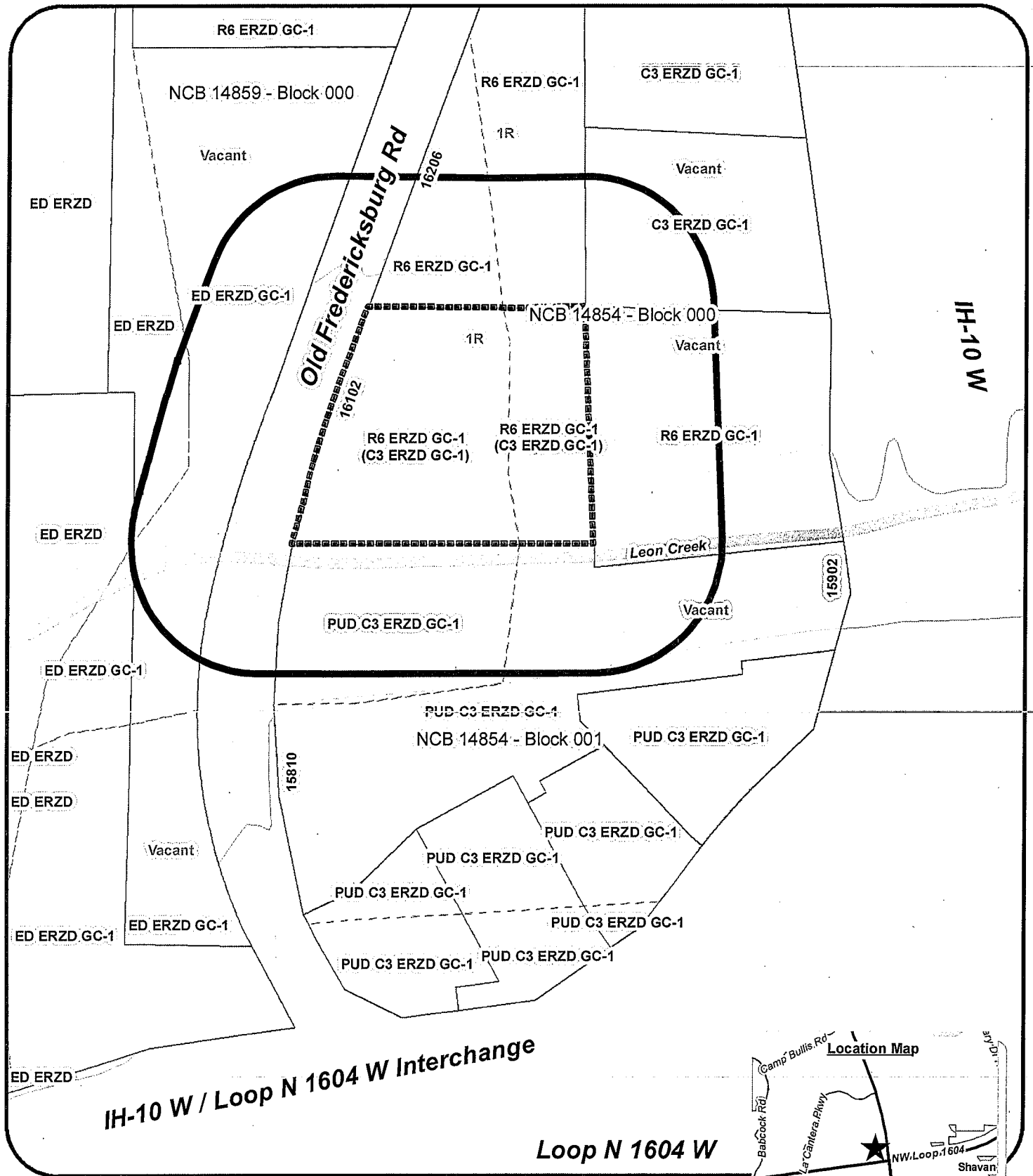
Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MAE



ZONING FILE: Z2007317 FIGURE 1
 ZONING: AGORA PALMS ZONING
 MAP PAGE 517 A1 X = 2136233 Y = 13772840
 Map Prepared by Aquifer Protection & Evaluation MAE 10/10/07





Zoning Case Notification Plan

Case Z-2008-017

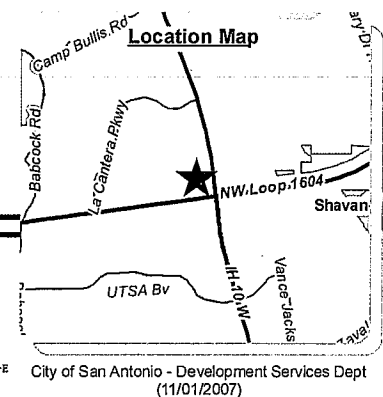
Council District 8

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lot 17 - NCB 14854 - Block 000

Legend

Subject Property	3.52 Acres
200' Notification Buffer	
Current Zoning	R6
Requested Zoning Change	(R6)
100-Year FEMA Floodplain	



CASE NO: Z2008017 ERZD

Final Staff Recommendation - Zoning Commission

Date: December 04, 2007

Council District: 8

Ferguson Map: 514 C4

Applicant Name:

Charles Edens

Owner Name:

Drury Southwest, Inc.

Zoning Request: From "R-6" ERZD GC-1 Residential Single Family Edwards Recharge Zone Gateway Corridor Overlay District-1 to "C-3" ERZD GC-1 General Commercial Edwards Recharge Zone Gateway Corridor Overlay District-1.

Property Location: Lot 17, NCB 14854

16102 Old Fredericksburg Road

Old Fredericksburg Road, North of Loop 1604

Proposal: To Allow a Hotel

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level-1 Traffic Impact Analysis is required.

Staff Recommendation:

Approval

The requested zoning and proposed use of the subject property are appropriate in this situation. The requested zoning is consistent with the development trends and patterns along this portion of IH-10 West. Although the primary frontage of the subject property is along Old Fredericksburg Road, which is not identified in the city's Major Thoroughfare Plan, the property is within 1,000 feet of the IH-10 West frontage. A significant portion of the subject property exists in the 100 year flood plain, which could impede future development on the property. This fact does little to detract from the proposed use, however, due to the fact that the waters of Leon Creek could be channeled in such a way as to minimize the effects of any future flooding on the property. Therefore, the proposed zoning is in character with the zoning of other properties like it in the area, also zoned C-3.

The subject property currently houses one residential structure, consists of 3.52 acres, and is located on Old Fredericksburg Road, just north of 1604. The property was annexed into the city on February 25, 1971 per ordinance #39169. The current R-6 converted from the previous Temporary R-1 zoning following the adoption of the Unified Development Code in 2002. The applicant is proposing a zoning change to C-3 to allow the development of a hotel.

The property to the north of the subject property houses a single-family residence, and is zoned R-6. The properties to the east and northeast are both vacant parcels zoned R-6 and C-3, respectively. To the south, just beyond Leon Creek, lies a vacant parcel zoned PUD C-3. Beyond that to the south, near the intersection of IH-10 West and Loop 1604 is an existing restaurant. The adjacent lots next to the restaurant are undeveloped commercial pads. The property to the west across Old Fredericksburg Road is vacant and is zoned ED and further west lies Fiesta Texas. Because the subject property currently abuts residentially zoned properties to the east and north, a Type C landscape buffer will be required along the east and north property lines.

CASE NO: Z2008017 ERZD

Final Staff Recommendation - Zoning Commission

SAWS Summary

1. SAWS recommends approval of the proposed land use.
2. SAWS currently identifies the property as a Category 2 property.
3. SAWS recommends a maximum impervious cover of 50%.

CASE MANAGER : Mike Farber 207-3074

SAN ANTONIO WATER SYSTEM
Interdepartmental Correspondence Sheet

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Gregory James, P.G., Michael A. Escalante, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2008017 (Drury Hotel)

Date: November 12, 2007

SUMMARY

A request for a change in zoning has been made for an approximate 3.52-acre tract located on the city's northwest side. A change in zoning from **R-6 ERZD** to **C-3 ERZD** is being requested by the applicant, Drury Southwest, Inc., by Mr. Charles Edens. The change in zoning has been requested to allow a hotel development.

As of the date of this report, an official request for a site specific category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the City Council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 8, at 16102 Old Fredericksburg Rd., near the northwest intersection of Loop 1604 and IH-10 West. A total of 3.52 acres of the property lies within the Edwards Aquifer Recharge Zone. (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from R-6 ERZD to C-3 ERZD and will allow for the construction of a hotel development. Currently, there is an existing single-family structure.

2. Surrounding Land Uses:

An existing single-family residential homestead is located to the north of the property. Old Fredericksburg Rd. bounds the western portion of the property. Leon Creek is located to the south of the property. Undeveloped land bounds the eastern portion of the property.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on November 7, 2007, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed as a partially vegetated residential lot. A house with several associated outbuildings was observed on the site. The property owner indicated the historical presence of a former heating oil tank on site that had previously been filled with sand and abandoned in place. Additionally, a septic tank was currently still in use, as was a water well, reportedly completed below 400 feet from surface elevation. A former buried propane tank and grease trap were also noted on the subject site.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Dolomitic Member of the Edwards Aquifer. Due to coverage by native soils and vegetation, this could not be confirmed. However, no caves or any features, other than described above were identified.

The Dolomitic Member of the Edwards Aquifer is characterized by the presence of massively bedded light gray limestone, with bedding plane and fabric related porosity and permeability. Caves are occasionally found related to structure and bedding planes. This member is approximately 110 to 130 feet thick, and is a water bearing member of the Edwards Aquifer.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

1. Site Specific Concerns:

- A. The property lies within the Upper Leon Creek Watershed and the 100-year floodplain where recharge may occur.
- B. An abandoned in place underground storage tank was observed on the subject site.
- C. An existing septic system was observed on the site and there is potential for contamination of the Edwards Aquifer.
- D. One well was observed on the site and appears to be in operation. There is potential for contamination of the Edwards Aquifer via the well.
- E. An abandoned underground grease trap was observed on the subject site.

F. An abandoned underground propane tank was observed on the subject site.

2. Standard Pollution/Abatement Concerns:

- A. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
- B. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

- 1. The impervious cover shall not exceed 50% on the site.
- 2. The SAWS recommendation of 50% maximum impervious cover is based on the existing R-6 zoning of the subject property. R-6 zoning was commonly used by San Antonio as a default zoning for annexed properties that were not developed at the time of annexation. The subject property is currently a Category 2, determined by SAWS and as such, under the Water Quality Ordinance No.

81491, would be entitled to 65% impervious cover. Given that the property did not require zoning prior to annexation and using Ordinance No. 81491 as a guide, SAWS worked with the applicant to achieve an impervious cover recommendation that addresses water quality protection.

3. A floodplain buffer shall be provided on the property as required in Ordinance No. 81491, Section 34-913.
4. Wells that are no longer in use or abandoned shall be properly plugged in accordance with SAWS water well plugging procedures. The Ground Water Resource Protection Section should be notified at 233-3546 upon discovery and plugging of such wells.
5. The abandoned in place underground storage tank shall be properly removed.
6. The abandoned underground grease trap shall be properly removed.
7. The abandoned underground propane tank shall be properly removed.
8. The land uses within the zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
9. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
10. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A, shall be used.
11. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.

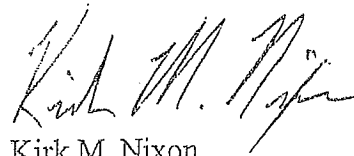
12. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from Texas,
 - ~~C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ).~~
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3520 to schedule a site inspection.
 - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3520 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division.

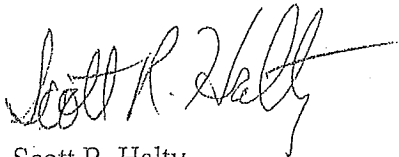
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.



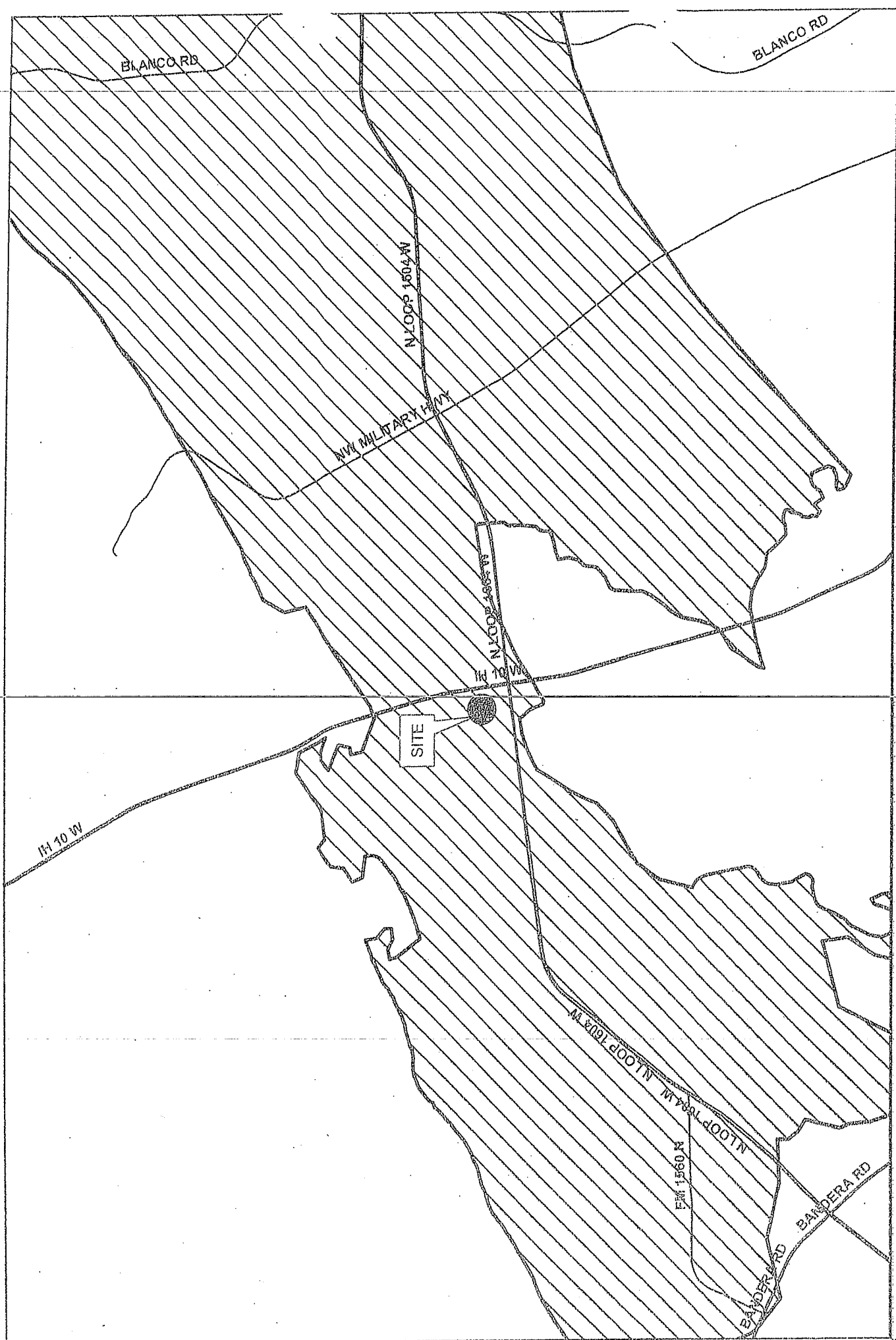
Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MAE

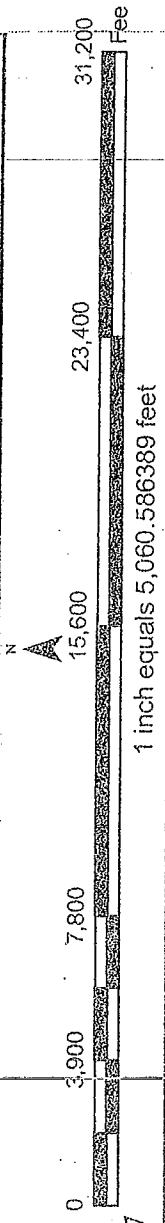


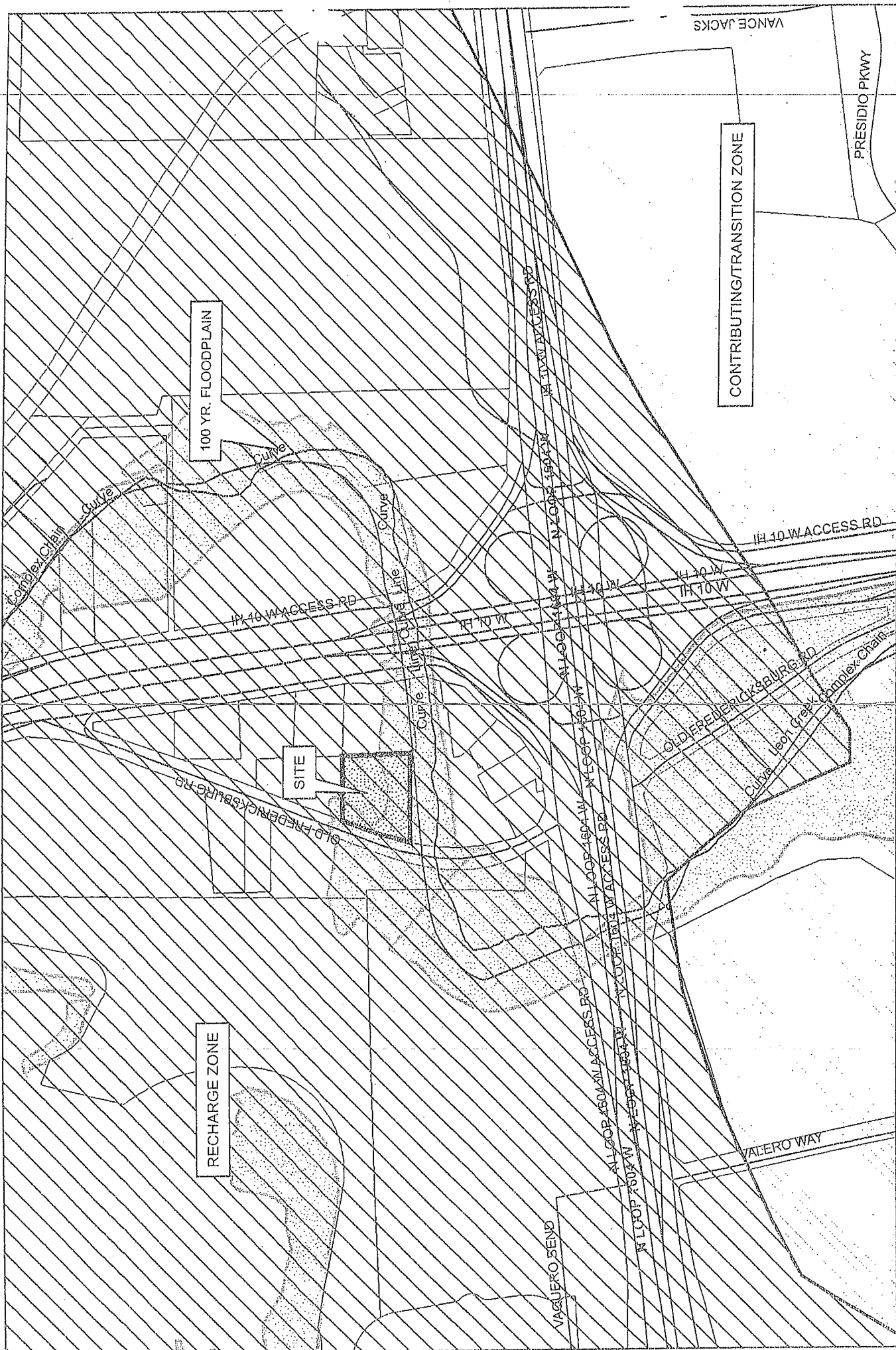
ZONING FILE: Z2008017 FIGURE 1

ZONING: DRURY HOTEL

MAP PAGE: 514, C4 X= 2095128 Y= 13763680

Map Prepared by Aquifer Protection & Evaluation MAE 11/7/2007



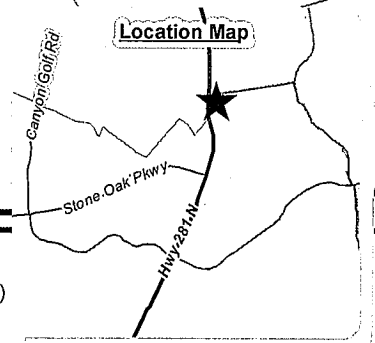
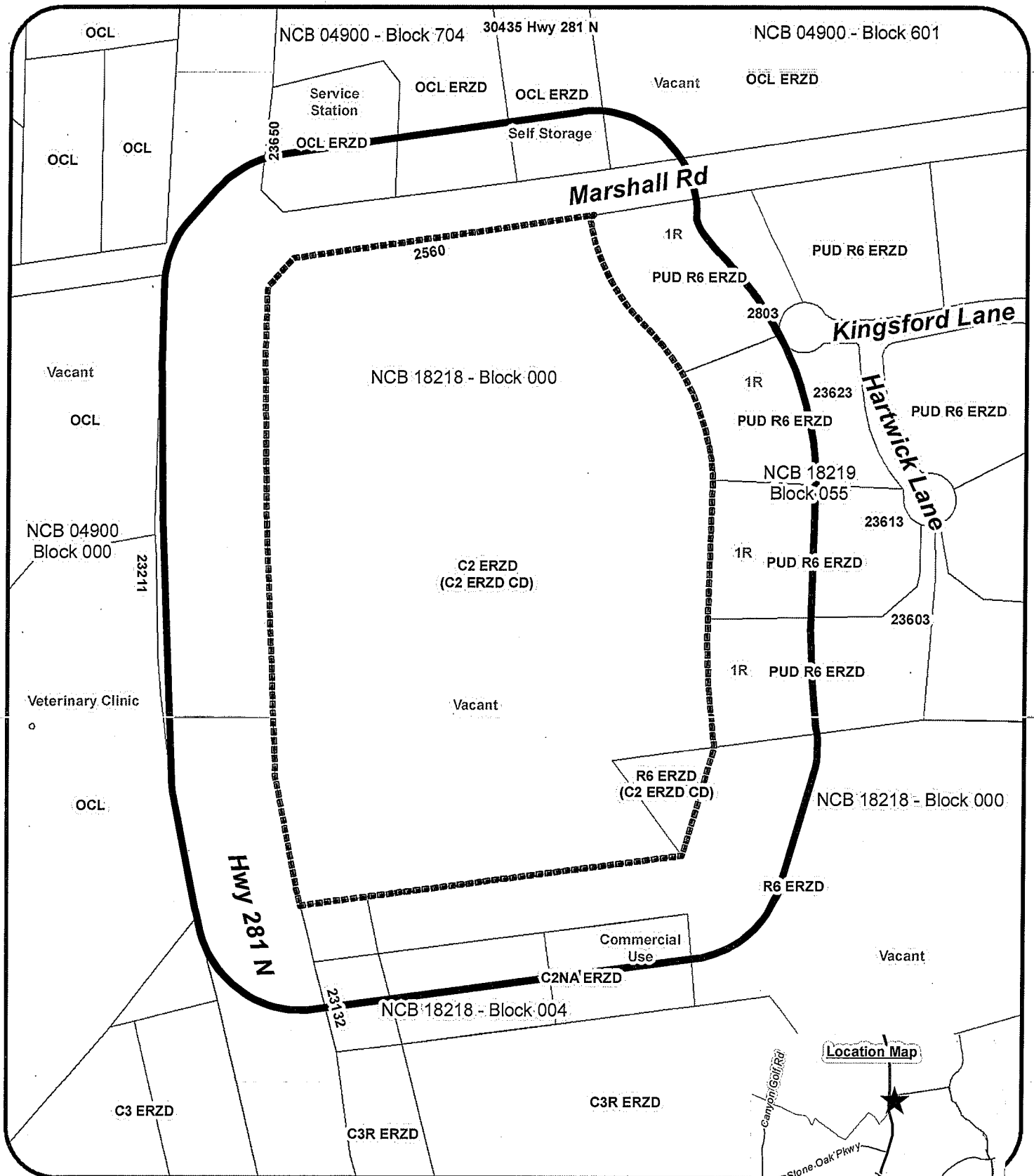


ZONING FILE: Z2008017 FIGURE 2

ZONING: DRURY HOTEL

MAP PAGE: 514, C4 X= 2095128 Y= 13763680

Map Prepared by Aquifer Protection & Evaluation MAE 11/7/2007



Zoning Case Notification Plan

Case Z-2008-038

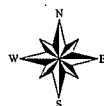
Council District 9

Scale: 1" approx. = 250'

Subject Property Legal Description(s): Parcel P-23B and a Portion of Parcels P-25A & P-27 - NCB 18218 - Block 000

Legend

- Subject Property (dashed line) (23.1392 Acres)
- 200' Notification Buffer (thick solid line)
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain (hatched area)



City of San Antonio - Development Services Dept
(11/16/2007)

CASE NO: Z2008038 CD ERZD

Final Staff Recommendation - Zoning Commission

Date: December 04, 2007

Council District: 9

Ferguson Map: 483 E3

Applicant Name:

Brown, PC

Owner Name:

B&M Marshall Road, LTD

Zoning Request: From "R-6" ERZD Residential Single Family Edwards Recharge Zone District and "C-2" ERZD Commercial Edwards Recharge Zone District to "C-2" ERZD (CD-Theater - Indoor Permitting Over 2 Screens and/or Stages) Commercial Edwards Recharge Zone District with a Conditional Use for an Indoor Theater Permitting Over 2 Screens and/or Stages.

Property Location: 23.1392 acres out of NCB 18218

2560 Marshall Road

Southeast Corner of Marshall Road and US Highway 281 North

Proposal: To Allow a Movie Theater

Neigh. Assoc. Stone Oak Property Owner's Association is within 200 feet.

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The proposed commercial development of the subject property is appropriate, as the property is located at the intersection of a freeway, US Highway 281 North, and a major arterial, Marshall Road. Additionally, there are many established commercially-oriented uses in the immediate vicinity, which is indicative of the commercialization of this corridor since the late 1990's. This zoning case is scheduled to be heard by the City Council on December 6, 2007.

The subject property was annexed into the city in December of 1985 and has not been developed for residential or commercial use. The existing C-2 zoning on the majority of the property was applied in 1999 and the R-6 zoning on the smaller portion of the property converted from the previous Temporary R-1 zoning. The property is located at the intersection of US Highway 281 North and Marshall Road, identified as a Freeway and a Secondary Arterial Type A, respectively. The proposal is to develop a commercial center with a multi-screen theater, a use that requires a C-3 district when more than two screens or stages are proposed but may be permitted in lesser zoning districts, including C-2, with the approval of a conditional use.

The Winchester Hills residential subdivision is immediately to the east with PUD R-6 zoning that dates to 1989 and dwellings that date to the early 1990's. There are undeveloped lands with R-6 zoning to the south and a parcel to the south with a gymnastics center on property with C-2 NA zoning that dates to 2001. Further south is a large regional commercial center under construction with C-3 and C-3 R zoning that dates to 1999. To the west, across US Highway 281 North, there are both developed and undeveloped parcels, some of these being located outside the city limits, although one of these parcels was recently annexed into the city and may be the site of a future VIA transit center. To the north, across Marshall Road, are properties outside the municipal boundary with established commercial uses including a convenience store and a self-storage facility. Since there are adjacent properties with existing residential zoning, Type B landscape buffers will be required along

CASE NO: Z2008038 CD ERZD

Final Staff Recommendation - Zoning Commission

the east and south property lines.

SAWS Summary

1. SAWS recommends approval of the proposed land use.
2. SAWS identifies the property as a Category 1 property.
3. SAWS recommends a maximum impervious cover of 65% on the site.

CASE MANAGER : Matthew Taylor 207-5876

RECEIVED

SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet

LAND DEVELOPMENT
SERVICES DIVISION

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Mike Barr, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2008038 (Movie Theater)

Date: November 20, 2007

SUMMARY

A request for a change in zoning has been made for an approximate 23.1392-acre tract located on the city's north side. A change in zoning from **C-2 & R-6 ERZD to C-2 ERZD (CD-Movie Theater)** is being requested by the applicant, Brown, P.C. The change in zoning has been requested to allow for the development of a commercial development that will allow for a movie theater. The property is classified as Category 1 property.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 9, at the intersection of Marshall Road and US 281. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from C-2 & R-6 ERZD to C-2 ERZD (CD-Movie Theater) and will allow for the construction of a commercial development with a movie theater. The tract is currently undeveloped but has been cleared of all vegetation. The tract is mostly surrounded by commercial development.

2. Surrounding Land Uses:

The site is bounded to the north and west by Marshall Road and US 281. A residential neighborhood bounds the site on the east. A large commercial tract bounds the tract on the south.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to the commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation on November 8, 2007, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS Environmental Geologist, Mr. Bruce Keels, P.G., was present during the site evaluation.

The subject site was observed as a cleared parcel currently undergoing site grading, approximately 23.139 acres in area. The entire subject site was observed to be undeveloped and to have been recently cleared and undergoing grubbing and site clearing activities. Moderate to good exposure of bedrock was observed throughout the subject site. The exposed soil and bedrock were observed to have been generally disturbed due to site clearing activities.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site is underlain by the Kirschberg Evaporite Member of the Kainer Formation of the Edwards Aquifer. Additionally, the southern portion of the subject site was determined to be underlain by the Dolomitic Member of the Kainer Formation of the Edwards Aquifer. Visual observation of exposed bedrock confirmed this determination. Two small solution cavities were observed in the wall of a road cut onsite.

The Kirschberg Evaporite Member of the Kainer Formation of the Edwards Aquifer is characterized by the presence of numerous extensive caves and other laterally extensive dissolution features, with extensive fabric related porosity and permeability. This member is approximately 50 to 60 feet thick. This member is a water bearing member of the Edwards Aquifer.

The Dolomitic Member of the Kainer Formation of the Edwards Aquifer is characterized by the presence of massively bedded light gray limestone numerous caves related to structure and bedding planes. This member is approximately 110 to 130 feet thick. This member is a water bearing member of the Edwards Aquifer.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The impervious cover shall not exceed 65% on the site.
2. The SAWS recommendation of 65% maximum impervious cover is based on existing C-2 of the subject property. Also, there is a prior rezoning for this site that limits the impervious cover to 65%.
3. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
4. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
5. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource

Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.

6. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.
7. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3520.

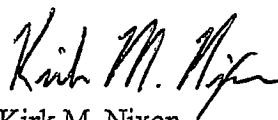
General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
 - A. Below grade basins shall not be allowed to be constructed on the site.
 - B. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and

Evaluation Section of the San Antonio Water System at (210) 233-3520 to schedule a site inspection.

- C. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3520 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - D. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - E. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
- 5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
 - 6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.

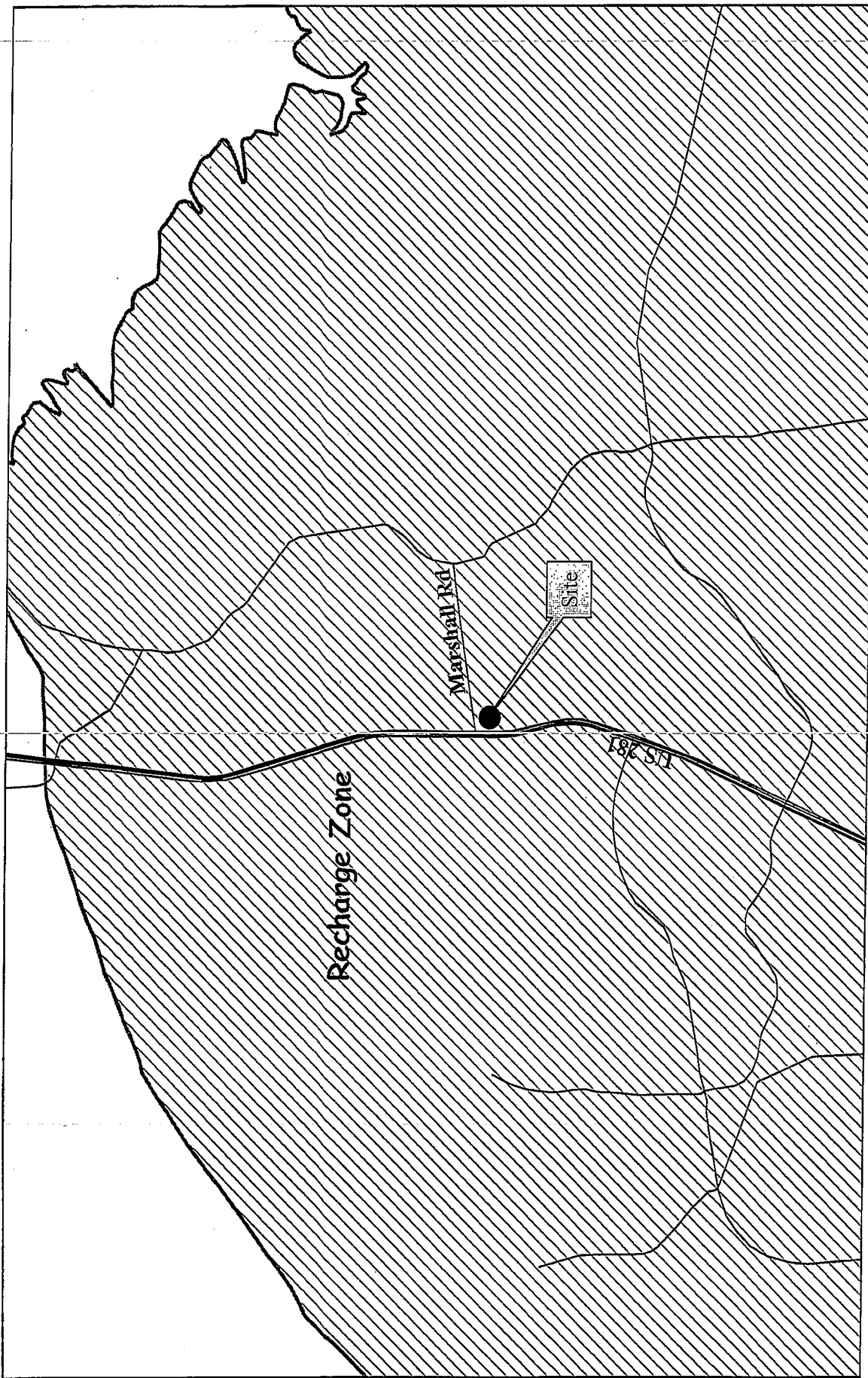


Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director,
Resource Protection & Compliance Department



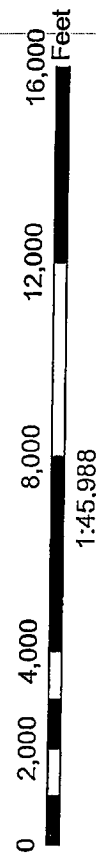
Zoning Case No. Z2008038 Figure 1

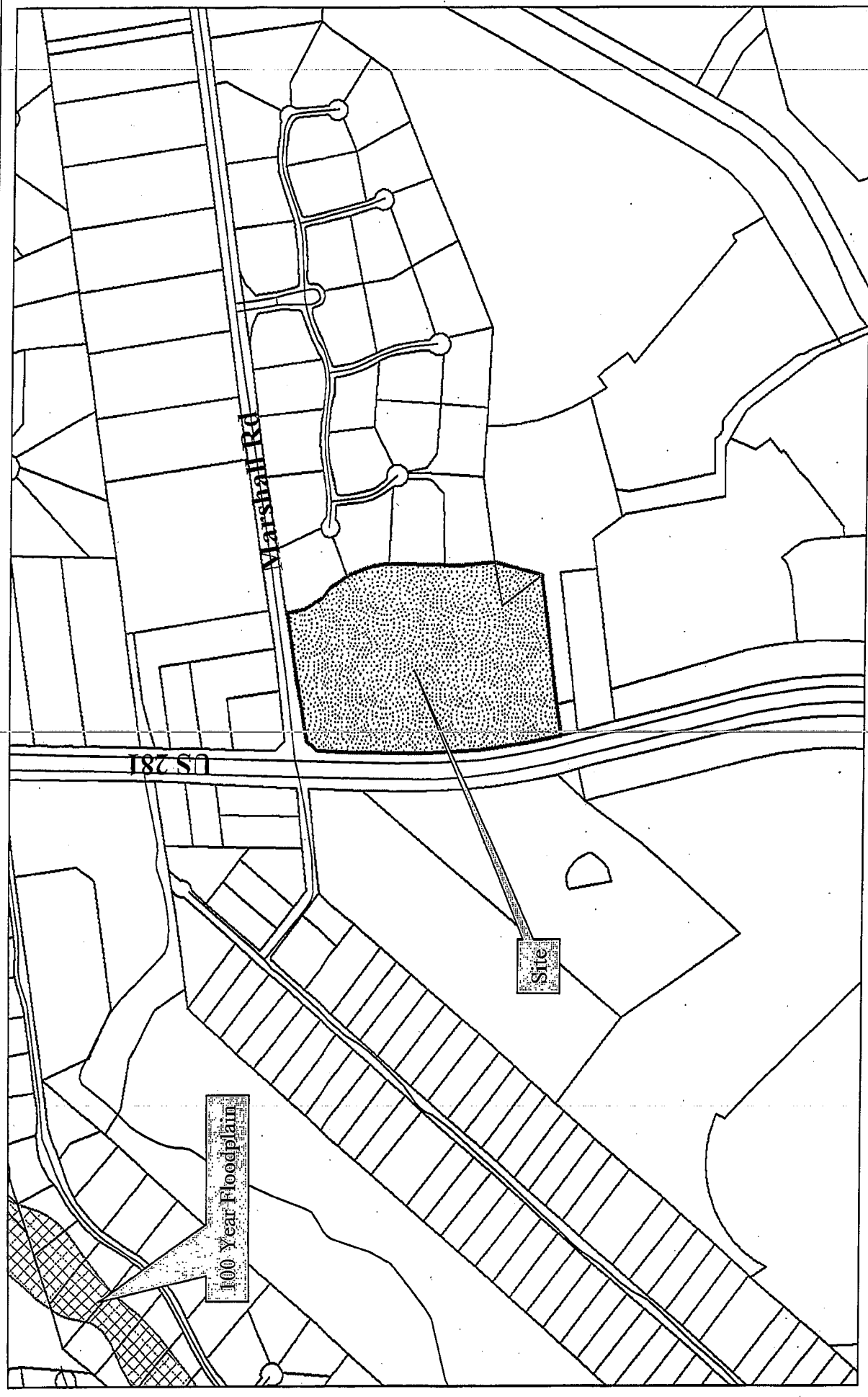
Movie Theater

Map Page 483 E3

X=2143581 Y=13787862

Map Prepared by Aquifer Protection and Evaluation MJB 11/7/2007





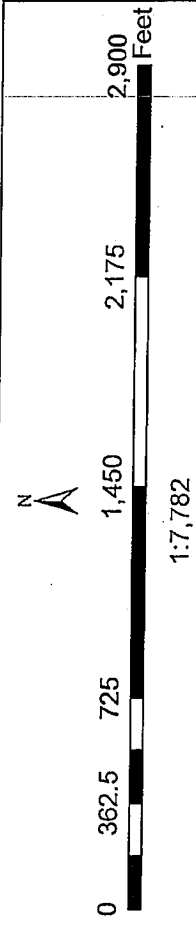
Zoning Case No. Z2008038 Figure 2

Movie Theater

Map Page 483 E3

X=2143581 Y=13787862

Map Prepared by Aquifer Protection and Evaluation MJB 11/7/2007



CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Rod Sanchez, Director, Development Services
Fernando DeLeon, Assistant Director, Development Services
Chris Looney, Planning Manager, Development Services

FROM: Councilman Kevin Wolff, District 9

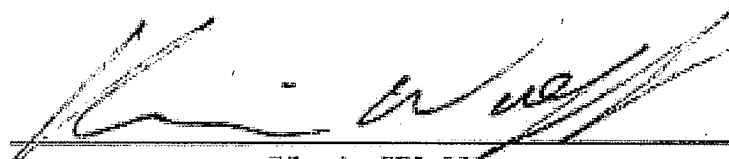
COPIES TO: Matthew Taylor, Planner II, Development Services
Mike Barr, San Antonio Water Systems

SUBJECT: Marshall Road, Zoning Case Z2008038

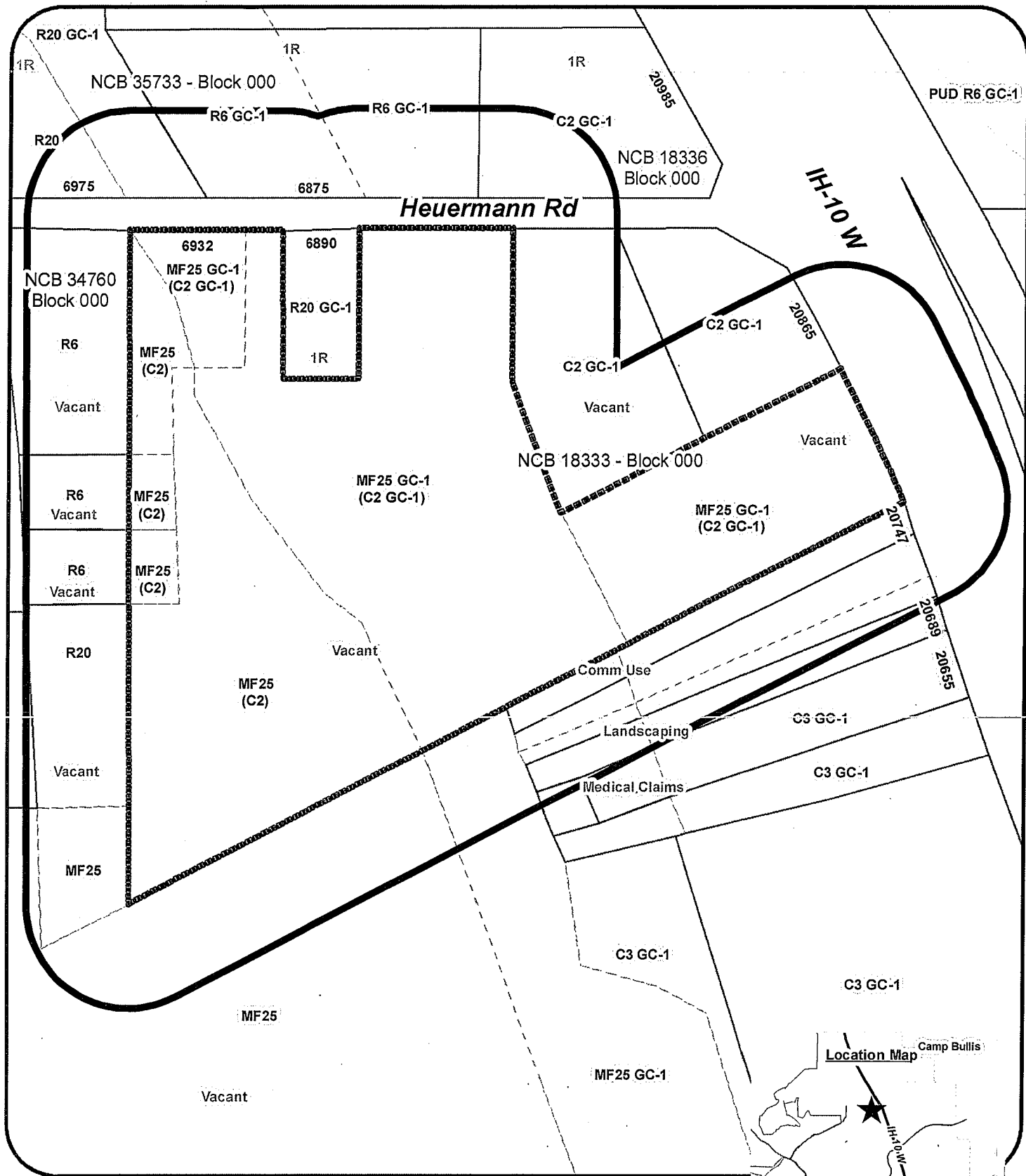
DATE: November 06, 2007

I respectfully request that Zoning Case Z2008038 is placed on the agenda for City Council on December 6th, 2007. It is my understanding that this case is scheduled to be heard by the Zoning Commission on December 4th, 2007. I would like to request that a dual notification is sent out to the property owners for both the Zoning Commission and City Council hearings.

Thank you in advance for your efforts. Please do not hesitate to contact my office if you have any questions.



Kevin Wolff
Councilman, District 9



Zoning Case Notification Plan

Case Z-2007-316

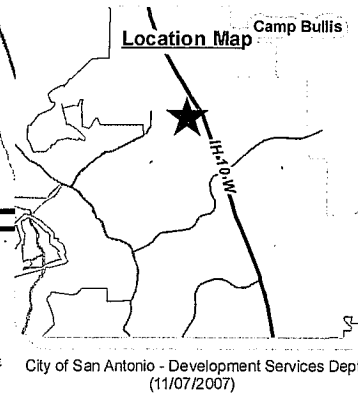
Council District 8

Scale: 1" approx. = 250'

Subject Property Legal Description(s): Parcel P-38 - NCB 18333 - Block 000

Legend

- Subject Property (23.51 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



CASE NO: Z2007316

Final Staff Recommendation - Zoning Commission

Date: December 04, 2007

Zoning Commission Continuance (Applicant's Request)
from November 6, 2007 and November 20, 2007

Council District: 8

Ferguson Map: 480 A6

Applicant Name:

Owner Name:

Kaufman and Associates, Inc.

Brad Galo

Zoning Request: From "MF-25" Multi-Family District and "MF-25" GC-1 Multi-Family Gateway Corridor Overlay District-1 to "C-2" Commercial District and "C-2" GC-1 Commercial Gateway Corridor Overlay District-1.

Property Location: 23.51 acres out of NCB 18333

20865 IH-10 West and 6932 Heuermann Road

Approximate Southwest Corner of IH-10 West and Heuermann Road

Proposal: To Allow Commercial Development

Neigh. Assoc. Friends of Friedrich Wilderness Park

Neigh. Plan None

TIA Statement: A Level-2 Traffic Impact Analysis will be required.

Staff Recommendation:

Denial

The proposed commercial district is most appropriate at the intersections of major thoroughfares or along freeways where potential conflicts with less intense uses are minimal. The subject property fronts on Heuermann Road to the north, which is not built to city standards and serves as a local street local street, and is not identified as a major thoroughfare. While a portion of the subject property does have frontage on IH-10 West, the majority of the subject's frontage does not. The proposed commercial zoning would be inappropriate at this location, given that the majority of the ingress and egress routes lie on Heuermann Road. As this portion of the IH-10 corridor is becoming less residential and more commercial in nature, rezoning that portion of the property fronting along the freeway to C-2 would be appropriate. This portion, which aligns with the adjacent parcel already zoned C-2, extends about 300 feet in depth from the frontage. However, the balance of the property, which has direct frontage on to Heuermann Road, should retain the existing multi-family zoning, as this district is an appropriate transition between the more intense commercial development along the freeway and the both developed and undeveloped parcels to the west and south that have existing residential zoning. Staff finds that the encroachment of the larger western portion of the subject property into the rural/residential uses would not appropriately accommodate C-2 zoning. Furthermore, the properties across from Heuermann Road from the subject property are currently zoned residential. Staff believes that commercial zoning fronting residential zoning is not considered appropriate.

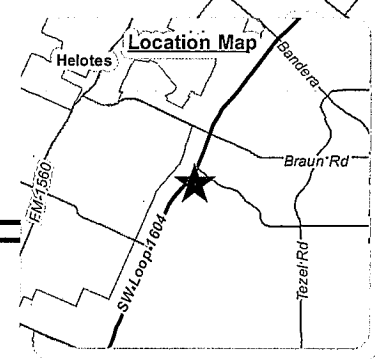
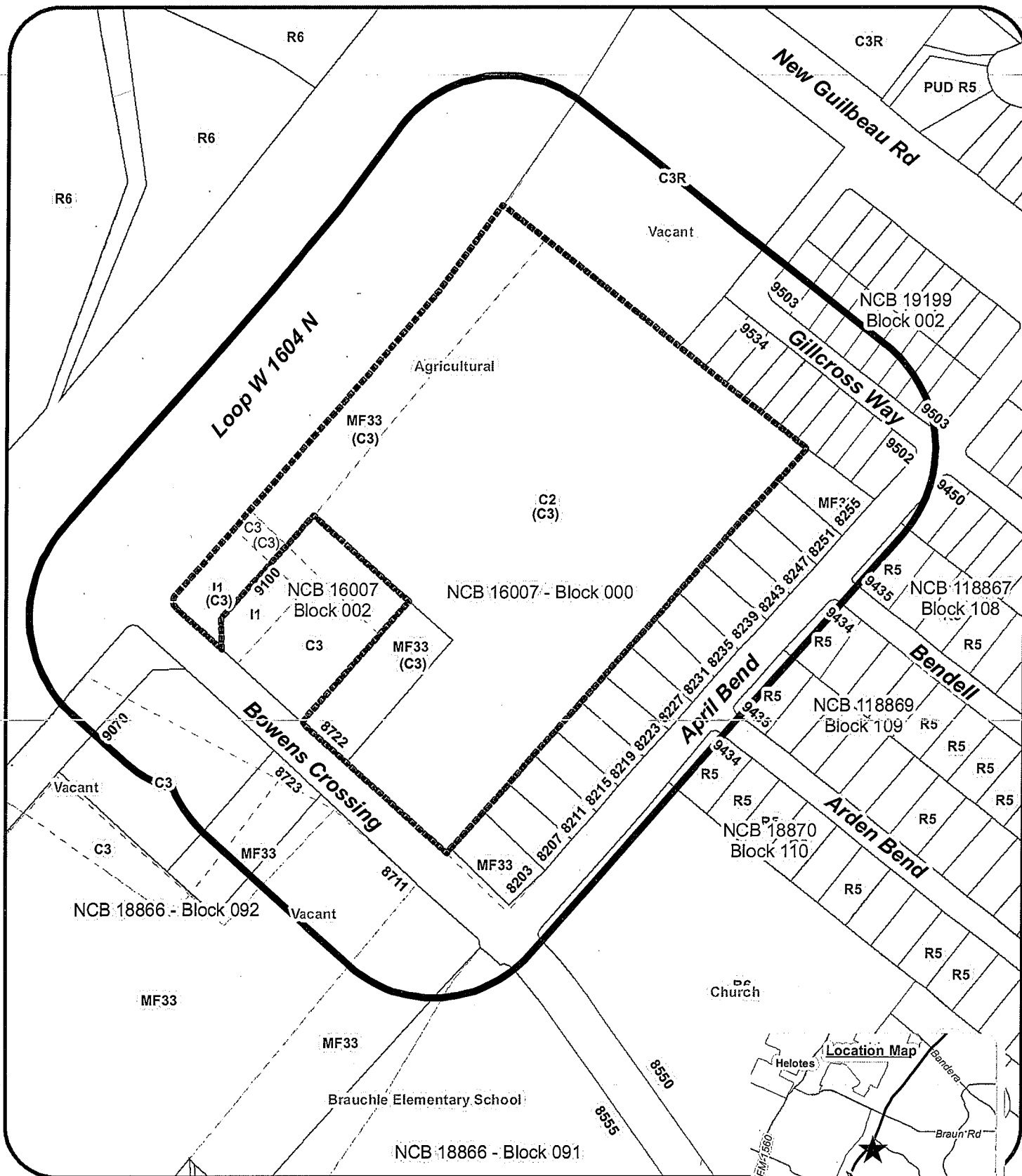
The subject property is located on Heuermann Road, just east of IH-10 West. The property was annexed into the City on December 31, 1998 as per Ordinance #88824. The subject property is currently an undeveloped parcel consisting of 23.51 acres, a significant portion of which lies in the Gateway Corridor Overlay District-1. The purpose of the Gateway Corridor Overlay District is to preserve, enhance and perpetuate the value of interstate highways. The property has remained undeveloped with MF-25 zoning, which was rezoned from R-6 and R-20 in May of 2005. The applicant is proposing the zoning change to allow the development of a commercial project.

CASE NO: Z2007316

Final Staff Recommendation - Zoning Commission

The property at 6890 Heuermann Road consists of a single-family residence and is zoned R-20. The properties to the north consist of single family residences, and are zoned R-6 and C-2 which dates to 2006. The properties to the south of the subject property consist of a mix of commercial uses such as a landscaping business, a medical claims office, and various vacant properties, which are zoned MF-25 and C-3, dating to 2006. To the east of the subject property at the corner of IH-10 West and Heuermann Road is an undeveloped parcel zoned C-2 which dates to 2005. To the west there are vacant residential and multi-family properties, with zoning dating to 2005.

CASE MANAGER : Mike Farber 207-3074



Zoning Case Notification Plan

Case Z-2008-007

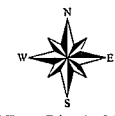
Council District 6

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lot 2 - NCB 16007 - Block 002 and Parcel P-5 - NCB 16007 - Block 000

Legend

- Subject Property (9.852 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(11/09/2007)

CASE NO: Z2008007

Final Staff Recommendation - Zoning Commission

Date: December 04, 2007

Council District: 6

Ferguson Map: 546 E6

Applicant Name:

Brown, P. C.

Owner Name:

FC Properties One, Ltd.

Zoning Request: From "MF-33" Multi-Family District, "C-2" Commercial District, "C-3" General Commercial District and "I-1" General Industrial District to "C-3" General Commercial District.

Property Location: 9.852 acres out of NCB 16007

9000 Block of West Loop 1604 North

Northeast of the intersection of West Loop 1604 North and Bowens Crossing

Proposal: To Allow for Commercial Development

Neigh. Assoc. None

Neigh. Plan Northwest Community Plan

TIA Statement: A Level 1 Traffic Impact Analysis will be required at platting or permitting

Staff Recommendation:

Inconsistent

The Northwest Community Plan designates the subject property as Community Commercial. Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. The plan amendment was heard by the Planning Commission on November 28, 2007 and it was continued to the December 12, 2007 Planning Commission meeting.

Approval pending plan amendment

The subject property consists of undeveloped land with frontage on Loop West 1604 North. The property is adjacent to PUD R-5 and C-3 R zoning to the north; R-6 zoning to the west; MF-33, R-5 and R-6 zoning to the east; and MF-33 and C-3 zoning to the south. The surrounding land uses consist of vacant land and residential dwellings to the north and west, residential dwellings and a church to the east and an apartment complex, elementary school and gas station to the south.

The applicant is requesting a rezoning to allow the development of commercial retail stores, restaurants and a hotel. Staff finds the request for commercial zoning to be appropriate given the subject property's location along a freeway and the prevalence of commercial zoning to the north and south. C-3 zoning is most appropriate at the intersections of major thoroughfares, arterials or commercial nodes, or along freeway frontages. Furthermore, commercial zoning would provide commercial and retail uses that would compliment and serve the extensive neighboring residential developments in the immediate area.

CASE MANAGER : Brenda Valadez 207-7945

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008007

Existing Zoning: MF-33, C-2 & C-3

Requested Zoning: C-3

Registered Neighborhood Association(s): Guilbeau Park

Neighborhood/Community/Perimeter Plan: Northwest Community Plan

Future Land Use for the site: Community Commercial

Community Commercial: Community Commercial provides for offices, professional services and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, a music store, a nursery or a mailing services store. Locations for Community Commercial include arterials and high-traffic areas. It can serve as an appropriate buffer between low, medium and high-density residential uses, or between an arterial and low density residential. Parking is encouraged in the rear of the buildings, appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signage is strongly recommended, as are pedestrian amenities. Shared access is required.

Other Comments:

Regional Commercial typically lends itself to the development of big box stores and large commercial centers. The Northwest Community Plan specifically states that they desire to both discourage commercial strip development as well as control growth and land development along Guilbeau Road. The Residential Commercial area should be at least 20-acres to accommodate the large-scale development and necessary parking. This subject area is only 11-acres and backs up to low-density residential. Such massive commercial structures do not appropriately fit in a low-density residential area, nor is there a way to appropriately shield the residents from the high traffic created by Regional Commercial uses as desired in the community plan. Furthermore, the desired Regional Commercial node is at the intersection of Loop 1604 and Bandera, according to the plan. Therefore approving this zoning change would be inconsistent with the goals of the Northwest Community Plan.

Analysis:

- ☐ Request conforms to Land Use Plan ☒ Request does not conform to Land Use Plan
- ☐ Consistency not required because base zoning not changing

Staff Recommendation:

- ☐ Approval ☒ Denial
- ☐ Alternate Recommendation

Reviewer: Lauren Edlund

Title: Planner

Date: 10/11/2007

Manager Review: Nina Nixon-Mendez, AICP

Date: 10/15/2007

CASE NO: Z2008030 HS

Final Staff Recommendation - Zoning Commission

Date: December 04, 2007

Council District: 3

Ferguson Map: 651 C2

Applicant Name:

Owner Name:

City of San Antonio, Planning Department,
Historic Preservation Officer

Carol Newman

Zoning Request: From "R-4" Residential Single-Family District to "R-4" HS Residential Single-Family District, Historic Significance.

Property Location: Lot 15, Block 30, NCB 6662

1439 Hicks Avenue

Hicks Avenue, West of South New Braunfels Avenue

Proposal: To Designate Historic Significance

Neigh. Assoc. Highland Park Neighborhood Association

Neigh. Plan Highlands Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The Highlands Community Plan calls for Low Density Residential land use for the subject property. The designation of the subject property to R-4 Historic Significance is keeping with the goals and objectives found in the Community Plan and conforms to the Land Use Plan.

The subject property is located within the city boundary as it existed in 1936 and totals approximately .1492 acres. There is an existing residential structure on the subject property that measures approximately 1216 square feet and was constructed in 1930, as well as an existing detached garage that measures approximately 260 square feet. In 2002 following the adoption of the Unified Development Code, the existing R-4 zoning converted from the previous B zoning.

R-4 Residential Single-Family District zoning currently exists to the east and west of the subject property. Property to the north is zoned R-4 Residential Single-Family District. Property to the south across Hicks Avenue is zoned R-4 Residential Single-Family District. Land uses immediately adjacent to the proposed development consist of single-family homes to the north, east and west of the subject property. There are single-family homes to the south across Hicks Avenue.

The City of San Antonio Department of Code Compliance is requesting approval to demolish the main structure at 1439 Hicks Avenue. The Historic Division of the Planning and Community Development Department recommends denial of the demolition permit and a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On June 20, 2007 the Historic and Design Review Commission concurred with Staff and is also recommending denial of the demolition request and approval of a finding of Historic Significance.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER : Leslie Zavala 207-0215

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008030

Existing Zoning: R-4

Requested Zoning: R-4 HS

Registered Neighborhood Association(s):

Highland Park Neighborhood Association

Neighborhood/Community/Perimeter Plan:

Highlands Community Plan

Future Land Use for the site:

Low Density Residential

Other Comments:

The property is located at 1439 Hicks Ave. between S. New Braunfels Ave. and St. Anthony Ave. The City of San Antonio Historic Preservation is requesting that the subject property be designated as a historic site.

This property represents the appearance and character that make up the Highlands Community Plan. In particular the 1300/1400 Blocks of Hicks Avenue is a potential historic district as identified in the "Original City Limits Survey" and approved by the Survey Task Force. These two blocks are notable examples of Tudor and Spanish Colonial Revival styles.

The fourth goal laid out in the Highlands Community Plan pertains to the appearance and character of the homes. Two of the objectives are to enhance and improve the distinctive character of the Highlands neighborhood and encourage compatible infill housing within the neighborhoods and to investigate the establishment of a neighborhood conservation district in the Highlands area.

~~The historic site designation subject property conforms to the Highland Community Plan. Keeping and possibly restoring this property would contribute to the character of the Highlands Community.~~

Analysis:

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency determination not required because base zoning is not changing

Staff Recommendation:

☒ Supports

☐ Recommends Denial

Reviewer: Sidra Maldonado

Title: Planner

Date: 11/08/2007

Manager Review: Nina Nixon-Mendez

Date: 11/13/2007



Z2008030

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

June 20, 2007

CITY OF SAN ANTONIO

HDRC CASE NO: 2007-166

ADDRESS: 1439 Hicks Ave

LEGAL DESCRIPTION: NCB 6662 BLK 30 LOT 15

HISTORIC DISTRICT: Highland Park

APPLICANT: City of San Antonio - Historic Preservation Officer P O Box 839966

OWNER: Joseph C. Shealton

TYPE OF WORK: Demolition and Finding of Historic Significance

REQUEST:

The City of San Antonio Department of Code Compliance is requesting approval to demolish structures at 1439 Hicks Ave.

Statement of Significance - 1439 Hicks Ave
Highland Park Neighborhood Association

Highland Park NA was surveyed under the "Original City Limits Historic Structures Survey". The Survey Task Force concurred that The Highlands plat is eligible as a local historic district and in particular the 1300 and 1400 block of Hicks could be eligible in its own right as one of the best clusters of Tudors and Spanish Colonial Revival buildings in the City.

Many historical plats make up the modern boundaries of Highland Park. Historically, the land belonged to Albert Steves, Sr., who allowed the land to be used for grazing by local dairy farmers. The above subject property is located in "The Highlands" plat, Volume 642, pages 118 and 119, dated 1924 and owned by developer BG Irish.

An advertisement for The Highlands stated lots cost \$860 to \$900. Streets were paved with concrete curbs and the sidewalks were installed the full length of the block. A unique feature to this subdivision is the fact that the gas, sewer and water mains and electric poles were installed in the alleys. Also planned were alternate planting of palms and crepe myrtles within the 35-foot parkways on both sides. Although owned by Irish, advertisements show that Blue Ribbon Homes and HC Thorman also built houses in this plat. The Highlands is representative of historic suburban land development process known as the "Subdivider". This is where the developer purchased and improved the land and then would sale lots to individuals and or other builders.

The house at 1439 Hicks Avenue was built between 1929 and 1932. (The 1928 City Directory has no listings for the 1400 Block of Hicks Avenue, but the building is shown on the 1932 Sanborn Fire Insurance Map). Built in the Tudor Revival style this house reflects the Revival styles popular during this timeframe.

National Register of Historic Places

Criterion A: Event: Area of Significance - Community Planning and Development

The Highlands is a good example of suburban developmental pattern in America.

Criterion B: Person

BG Irish was a major developer in San Antonio from the 1907 to 1930 and greatly affected the city's built environment.

Criterion C: Architecture

1439 Hicks Avenue is a contributing building to the potential historic district of not only the 1300 and 1400 block of Hicks Avenue but of The Highlands overall.

RECOMMENDATION:

Staff recommends denial of demolition and a finding of Historic Significance. The structures meet the criteria of the UDC:

UDC 35-607 Final Evaluation

1439 Hicks Avenue is part of a cluster, not only the 1300/1400 Blocks of Hicks Avenue but of The Highlands plat.

1439 Hicks Avenue is a contributing building to "The Highlands" potential historic district as identified in the "Original City Limits Survey" and approved by the Survey Task Force

1300/1400 Blocks of Hicks Avenue is a collection of notable examples of Tudor and Spanish

Colonial Revival styles which creates a sense of place

The Highlands provides a physical record of the suburban built environment

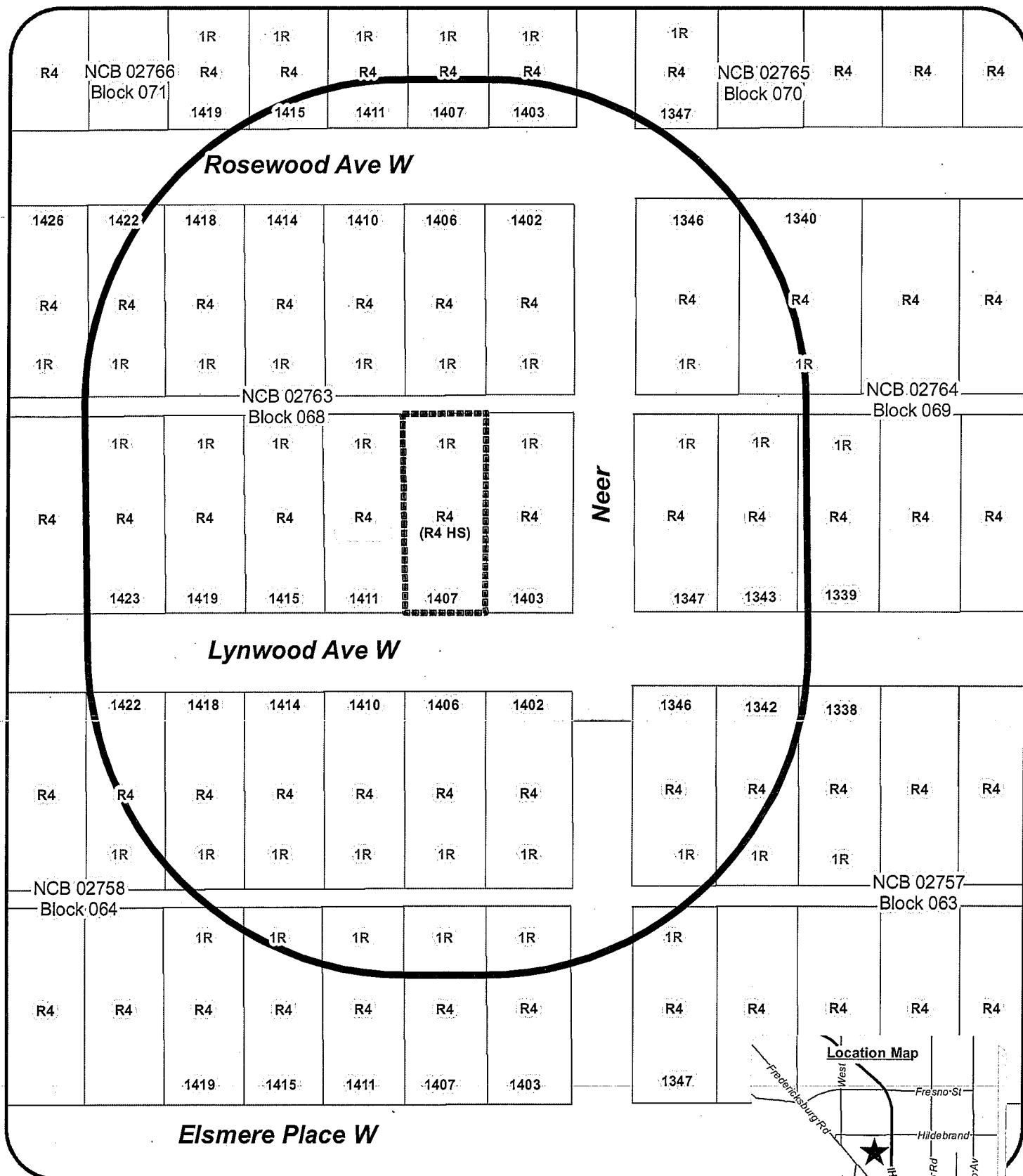
The 1300/1400 Blocks of Hicks Avenue establishes a neighborhood identity by creating a continuity within an area by reinforcing a cluster of significant buildings.

COMMISSION ACTION:

Denial of demolition request and Approval of a Finding of Historic Significance.



Ann Benson McGlone
Historic Preservation Officer



Zoning Case Notification Plan

Case Z2008031 HS

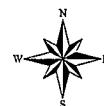
Council District 1

Scale: 1" approx. = 80'

Subject Property Legal Description(s): Lot 23 - NCB 02763 - Block 068

Legend

Subject Property (0.1377 Acres)
 200' Notification Buffer
 Current Zoning R6
 Requested Zoning Change (R6)
 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (11/21/2007)

CASE NO: Z2008031 HS

Final Staff Recommendation - Zoning Commission

Date: December 04, 2007

Council District: 1

Ferguson Map: 582 B7

Applicant Name:

Owner Name:

City of San Antonio, Planning Department,
Historic Preservation Officer

Thomas A. Rude

Zoning Request: From "R-4" Residential Single-Family District to "R-4" HS Residential Single-Family District, Historic Significance.

Property Location: Lot 23, Block 68, NCB 2763

1407 West Lynwood

West Lynwood, West of Neer Avenue

Proposal: To Designate Historic Significance

Neigh. Assoc. Los Angeles Heights - Keystone Neighborhood Association

Neigh. Plan Near Northwest Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The Near Northwest Community Plan calls for Urban Low Density Residential land use for the subject property. The designation of the subject property to R-4 Historic Significance is keeping with the goals and objectives found in the Community Plan and conforms to the Land Use Plan.

The subject property is located within the city boundary as it existed in 1936 and totals approximately .1377 acres. There is an existing residential structure on the subject property that measures approximately 1838 square feet and was constructed in 1945. In 2002 following the adoption of the Unified Development Code, the existing R-4 zoning converted from the previous B zoning.

R-4 Residential Single-Family District zoning currently exists to the east and west of the subject property. Property to the north is zoned R-4 Residential Single-Family District. Property to the south across W. Lynwood Avenue is zoned R-4 Residential Single-Family District. Land uses immediately adjacent to the proposed development consist of single-family homes to the north, east and west of the subject property. There are single-family homes to the south across W. Lynwood Avenue.

The City of San Antonio Department of Code Compliance is requesting approval to demolish the main structure at 1407 W. Lynwood Avenue. The Historic Division of the Planning and Community Development Department recommends denial of the demolition permit and a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On June 20, 2007 the Historic and Design Review Commission concurred with Staff and is also recommending denial of the demolition request and approval of a finding of Historic Significance.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER : Leslie Zavala 207-0215

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008031

Existing Zoning: R-4 **Requested Zoning:** R4 HS

Registered Neighborhood Association(s):
Los Angeles Heights-Keystone Neighborhood Association

Neighborhood/Community/Perimeter Plan:
Near Northwest Community Plan – February 14, 2002

Future Land Use for the site:
Urban Low-Density Residential

Other Comments:

This parcel is designated Urban Low-Density Residential which calls for single-family houses on individual lots. It is the desire of the Near Northwest Community that all structures originally intended to be used as single-family residences remain as such. The plan also specifies the importance of preserving the unique housing character found in the area, and in 3.3.2 (pg. 31) of the Near Northwest Community Plan the identification and designation of historic landmarks is recommended.

Analysis:

The designation of the parcel to R-4 Historic Significance is keeping with the goals and objectives found in the Community Plan and conforms to the Land Use Plan.

☐ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

☒ Consistency Recommendation is not required

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

Reviewer: Lauren Edlund

Title: Planner

Date: 11/13/2007

Manager Review: Nina Nixon-Mendez AICP

Date: 11/13/2007



Z-008031

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

June 20, 2007

CITY OF SAN ANTONIO

HDRC CASE NO: 2007-165
ADDRESS: 1407 West Lynwood
LEGAL DESCRIPTION: NCB 2763 BLK 68 LOT 23
HISTORIC DISTRICT: Keystone Park
APPLICANT: City of San Antonio - Historic Preservation Officer, P O Box 839966
OWNER: Thomas A. Rude
TYPE OF WORK: Demolition and Finding of Historic Significance

REQUEST:

The City of San Antonio Department of Code Compliance is requesting approval to demolish the main structure at 1407 West Lynwood

Statement of Significance - 1407 West Lynwood
Keystone Park

~~1407 W Lynwood is located within the Keystone Park Addition plat which was surveyed as part of the "Original City Limits Survey". Of 669 parcels, the 1400 and 1500 Blocks of Lynwood and 1400 and 1500 blocks of Rosewood were determined eligible for local historic district by the Survey Task Force, March 2006, due to the high concentration of intact Tudor Revival Style houses. Because of IH 10 bifurcating the original plat and the lack of overall architectural integrity, the Keystone Park plat was determined not eligible for historic designation.~~

This area has been known by many names. Originally the Stumberg property, the land was purchased by a Pittsburg syndicate in 1887 and a newspaper article referred to the area as Pittsburgh Park. A plat dated in 1908 is labeled Keystone Park (Volume 105 Page 156) and the survey was named after the plat. Around 1928 LE Fite bought some of the acreage and called his development Parkmoor Estates. Today some individuals refer to this area as Los Angeles Heights, however that is inaccurate as the historic plat of Los Angeles Heights is located north of Hildebrand Avenue. According to a 1928 advertisement, houses on Rosewood were built by Guaranty Building Corporation which was owned by LE Fite. The advertisement stated that additional houses of similar style were to be built.

Built circa 1929, (no listing in 1928 City Directory) the house at 1407 W Lynwood is a good example of the Tudor Revival Style as represented by the steep pitched roof, the fachwork in the gable end and the false arched door on the front façade. The 1400 and 1500 Blocks of both Lynwood and Rosewood are an intact cluster built within a couple of years by the same developer and as such create a sense of place and neighborhood identity. Fulton Street Historic District is located two blocks away and is a collection of Spanish Colonial Revival style houses. These blocks together represent the styles popular after the Great Depression.

20070620

RECOMMENDATION:

Staff recommends denial of demolition and a finding of Historic Significance. The structure meets the criteria of the UDC:

UDC 35-607 Final Evaluation

1407 W Lynwood is part of a cluster of the 1400/1500 Blocks of Lynwood and Rosewood
1407 W Lynwood is a contributing building to the Lynwood and Rosewood potential local historic district as identified in the "Original City Limits Survey" and approved by the Survey Task Force (March 2006).

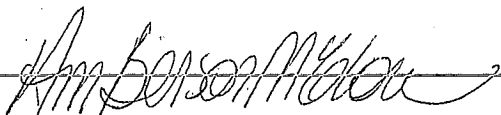
1400/1500 Blocks of Lynwood and Rosewood are a collection of notable examples of Tudor Revival styles which creates a sense of place

1400/1500 Blocks of Lynwood and Rosewood provide a physical record of the suburban built environment

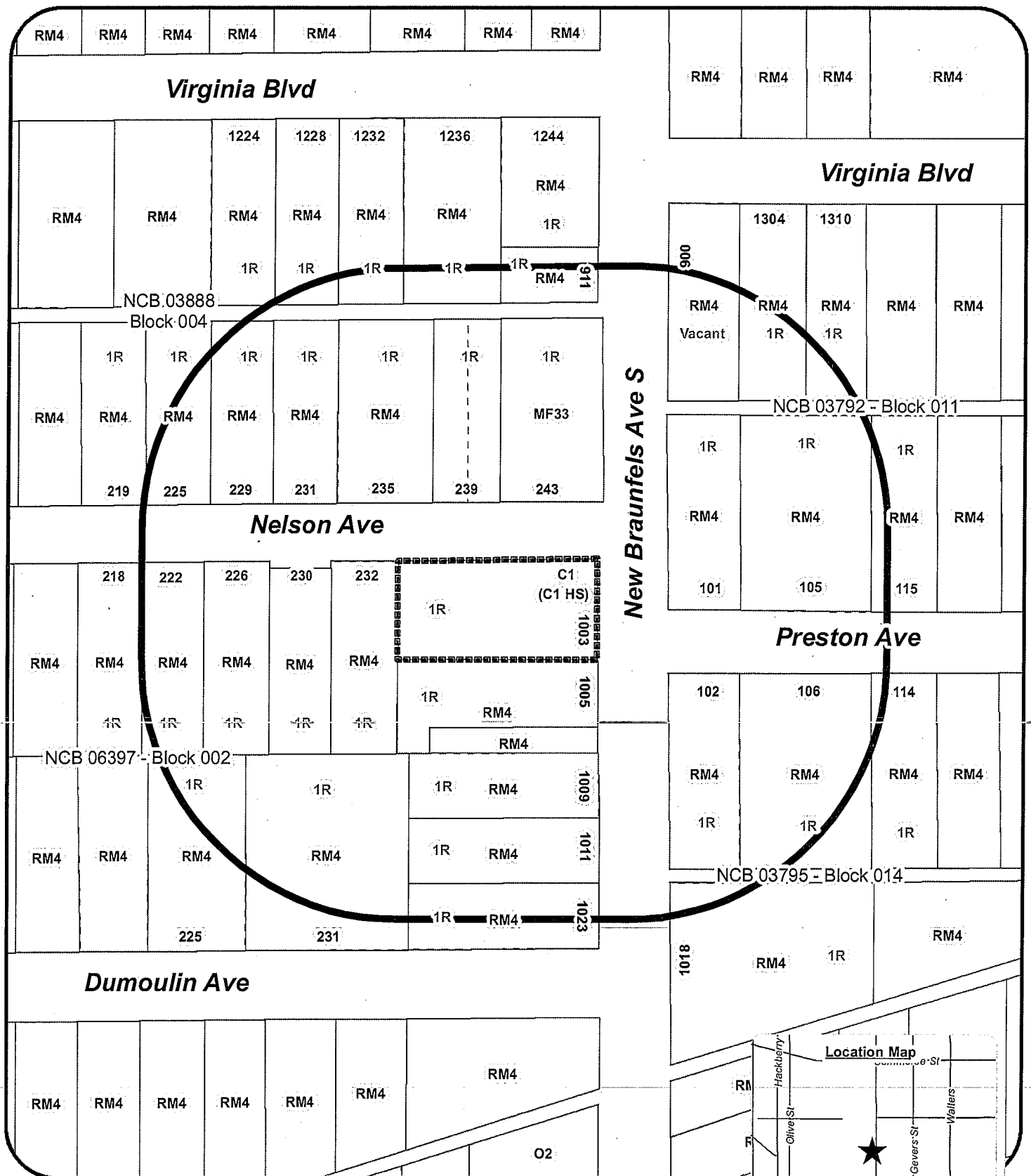
The 1400/1500 Blocks of Lynwood and Rosewood establish a neighborhood identity by creating a continuity within an area by reinforcing a cluster of significant buildings.

COMMISSION ACTION:

Denial of demolition request and Approval of a Finding of Historic Significance.



Ann Benson McGlone
Historic Preservation Officer



Zoning Case Notification Plan

Case Z2008032 HS

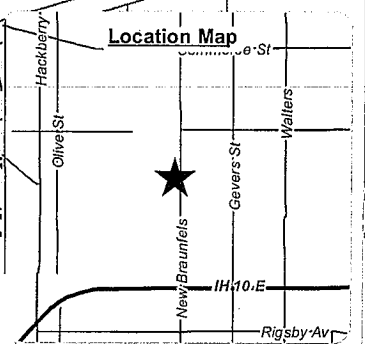
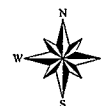
Council District 2

Scale: 1" approx. = 100'

Subject Property Legal Description(s): N 75 ft of E 157.2 ft of Parcel A - NCB 06397 - Block 002

Legend

- Subject Property (0.2703 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(11/21/2007)

CASE NO: Z2008032 HS

Final Staff Recommendation - Zoning Commission

Date: December 04, 2007

Council District: 2

Ferguson Map: 617 C7

Applicant Name:

Owner Name:

City of San Antonio, Planning Department,
Historic Preservation Officer

Moxy Kristine Livar

Zoning Request: From "C-1" Light Commercial District to "C-1" HS Light Commercial District, Historic Significance.

Property Location: The North 75 Feet of the East 157.2 Feet of Lot A, Block 2, NCB 6397

1003 South New Braunfels Avenue

Southwest Corner of South New Braunfels Avenue and Nelson Avenue

Proposal: To Designate Historic Significance

Neigh. Assoc. Denver Heights Neighborhood Association

Neigh. Plan Arena District/Eastside Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

A finding of consistency is not required because there is no change to the base zone. The Arena District/ Eastside Community Plan calls for Medium Density Residential land use for the subject property. The designation of the subject property to C-1 Historic Significance would not conflict with the Arena District Eastside Community Plan.

The subject property is located within the city boundary as it existed in 1936 and totals approximately .2703 acres. There is an existing residential structure on the subject property that measures approximately 3734 square feet and was constructed in 1902, as well as an existing detached garage that measures approximately 400 square feet. The subject property was zoned to B-1, which was approved by the City Council on November 7, 1996 (Ordinance #85108.) In 2002 following the adoption of the Unified Development Code, the existing C-1 zoning converted from the previous B-1 zoning.

RM-4 Residential Mixed District zoning currently exists to the west and south of the subject property. Property to the north across Nelson Avenue is zoned "MF-33" Multi-Family District and "RM-4" Residential Mixed District. Property to the east across South New Braunfels Avenue is zoned "RM-4" Residential Mixed District. Land uses immediately adjacent to the proposed development consist of a mix single-family homes and duplexes to the west and south of the subject property. There are single-family homes and duplexes to the north across Nelson Avenue and single-family homes to the east across South New Braunfels Avenue.

The Historic Division of the Planning and Community Development Department recommends a finding of Historic Significance based on the evaluation criteria in Section 35-607 for the Designation of Historic Districts and Landmarks. On September 5, 2007 the Historic and Design Review Commission concurred with Staff and is also recommending approval of a finding of Historic Significance.

This application was initiated by the property-owner through the City of San Antonio's Historic Preservation Office and the owner is in favor of the proposed zone change.

Pursuant to Texas Local Government Code §§ 211.001 and 211.003, historic districts and landmark designations are adopted in order to protect and preserve places and areas of historical, cultural, or architectural importance and significance. Historic districts and Landmark designation preserve and enhance the city's historic resources pursuant to Goal 2 of the Urban Design Element of the Master Plan.

CASE MANAGER : Leslie Zavala 207-0215

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008032

Existing Zoning: C-1 **Requested Zoning:** C-1 HS

Registered Neighborhood Association(s):
Denver Heights Neighborhood Association

Neighborhood/Community/Perimeter Plan:
Arena District Eastside Community Plan

Future Land Use for the site:

Other Comments:

The subject property is at the southwest corner of the intersection of South New Braunfels Avenue and Nelson Avenue.

The Arena District Eastside Community Plan land use classifications recommend that the subject property be Medium Density Residential. The Community Plan defines Medium Density Residential as single-family homes, accessory dwellings, duplexes, three and four family dwellings, cottage homes and townhomes. The applicant is requesting that a designation of historic significance be granted for the property. A designation of historic significance would not conflict with the Arena District Eastside Community Plan.

Analysis:

☐ Request conforms to Land Use Plan ☒ Request does not conform to Land Use Plan

☒ Consistency determination not required because base zoning is not changing

Staff Recommendation:

☒ Supports

☐ Recommends Denial

Reviewer: Tyler Sorrells

Title: Planner

Date: 11/07/2007

Manager Review: Nina Nixon-Mendez

Date: 11/07/2007



Z 008032

HISTORIC AND DESIGN REVIEW COMMISSION
CERTIFICATE OF APPROPRIATENESS

September 05, 2007

CITY OF SAN ANTONIO

HDRC CASE NO: 2007-232

ADDRESS: 1003 S. New Braunfels Ave.

LEGAL DESCRIPTION: NCB 6397 BLK 2 LOT N 75 FT OF E 157.2 FT OF A

LANDMARK DISTRICT: Proposed

APPLICANT: Moxy K. Livar & Dora Tovar, 1003 S. New Braunfels

OWNER: Moxy K. Livar & Dora Tovar

TYPE OF WORK: Finding of Historic Significance

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval of a finding of historic significance for the structure located at 1003 S. New Braunfels Ave.

Statement of Significance
1003 S. New Braunfels
Denver Heights Neighborhood Association

The subject property, 1003 S. New Braunfels is located within the Denver Heights neighborhood and was part of the original John Bowen Estate. John Bowen was a well known local merchant and past city official. John Bowen was the Alderman for the city of San Antonio from 1848-1849 and served as city Treasurer for several terms ranging from 1849-1858. Bowen married Mary Elizabeth Peacock in 1850 and raised six children, one of who was Elizabeth Bowen. Upon the death of her father, Elizabeth inherited a large tract of land in 1867. Elizabeth Bowen married J. C. Nelson and built the house at 1003 S. New Braunfels. It is believed that the house was built circa 1890's, and staff validated that the house existed by 1915 per the city directory. (The 1915 city directory shows 1003 S. New Braunfels owned by Mrs. Elizabeth B. Nelson). The house is wood frame built in the Folk Victorian style with the unusual two-story massing. The plan is asymmetrical with a hipped low pitch roof with a front gable. The front façade has decorative triangular brackets and a bay window combining features from the Victorian and the Craftsman styles.

The staff recommends approval of the request for historic designation. The house at 1003 S. New Braunfels does qualify for historic landmark status based on the association with family persons important to the history of San Antonio and the structures embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

RECOMMENDATION:

The staff recommends approval of the request for historic designation. The house at 1003 S. New Braunfels does qualify for historic landmark status based on the association with family persons important to the history of San Antonio and the structures embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

COMMISSION ACTION:

Approval of a Finding of Historic Significance.

Ann Benson McGlone

Historic Preservation Officer
PLANNING DEPARTMENT

TEL: (210) 207-7873

P.O. BOX 839966

TTY: (210) 207-7911

SAN ANTONIO, TEXAS 78283-3966

FAX: (210) 207-7897

CITY OF SAN ANTONIO
HISTORIC AND DESIGN REVIEW COMMISSION

22008032

APPLICATION FORM

Property Location (Street Address) 1003 S. NEW BRAUNFELS

[] Historic District Name _____

Date Received

[] Landmark Name PROPOSED

[] River Improvement Overlay [] Public Property [] Other _____

Parcel Identification: NCB 0397 Block 2 Lot A ZONED: C1

BCAD Account Number _____

Name of Property Owner: MOXY K LIVAR

Mailing Address: 1003 S NEW BRAUNFELS AVE

Business/Home Telephone: 785 0932 Fax No. 785-0932

E-Mail Address: _____

(If different from Owner)

Name of Applicant: DORA TOVAR

Address: _____ Zip Code: _____

Business/Home Telephone: 286-4713 Fax No. _____

E-Mail Address: _____

Owner/Applicant is requesting permission to: (describe clearly and in detail all architectural alterations to be made in addition to other requests, an additional sheet may be used).

1. HISTORIC DESIGNATION

2. _____

3. _____

Required Items: Plot plan, legal description, building elevations, final building plans and specifications, samples of paint colors, roofing materials, CLEAR photographs of structures and/or sites where construction will take place. NO CASE WILL BE SCHEDULED FOR A HEARING UNTIL ALL SUPPORTING MATERIALS ARE RECEIVED IN THE PLANNING DEPARTMENT. (See check lists on pages 3 - 6.)

APPROVAL BY THE COMMISSION DOES NOT TAKE THE PLACE OF A BUILDING PERMIT. PERMITS MUST BE OBTAINED FROM THE CITY OF SAN ANTONIO, DEPARTMENT OF DEVELOPMENT SERVICES, 1901 SOUTH ALAMO, AFTER COMMISSION CLEARANCE.

Board of Adjustment Variances Required: Yes _____ No _____

Platting Required: Yes _____ No _____

CITY OF SAN ANTONIO
HISTORIC AND DESIGN REVIEW COMMISSION

LETTER OF AUTHORIZATION

DATE: 8.22.07

Applicant understands the following:

1. If the Commission fails to approve any portion of a request and recommends that changes be made in the plans and specifications, the applicant will have five (5) days in which to inform the Historic Preservation Officer as to whether the applicant agrees to the recommended changes.
2. Following each meeting, the Director of the Development Services is notified of the Commission's action. Within ten (10) days from receipt of the recommendation, the Director shall notify the applicant as to whether his request has been approved, conditionally approved or denied.
3. If the applicant does not concur in the Commission's recommendations made, appeal to the Zoning Commission may be made within thirty (30) days after receipt of notification.

IF THE PROPERTY OWNER DOES NOT APPEAR PERSONALLY BEFORE THE COMMISSION, A LETTER OR SIGNATURE OF AUTHORIZATION MUST BE PRESENTED TO THE HISTORIC PRESERVATION OFFICER OR THE CASE WILL NOT BE HEARD.

I hereby authorize Dora Tovar of _____
(Name of representative) (Company or agency)

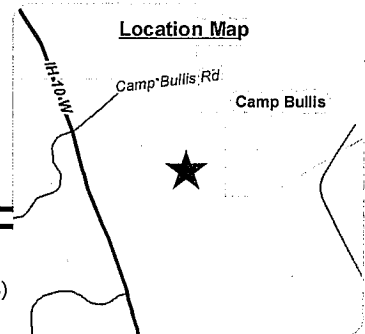
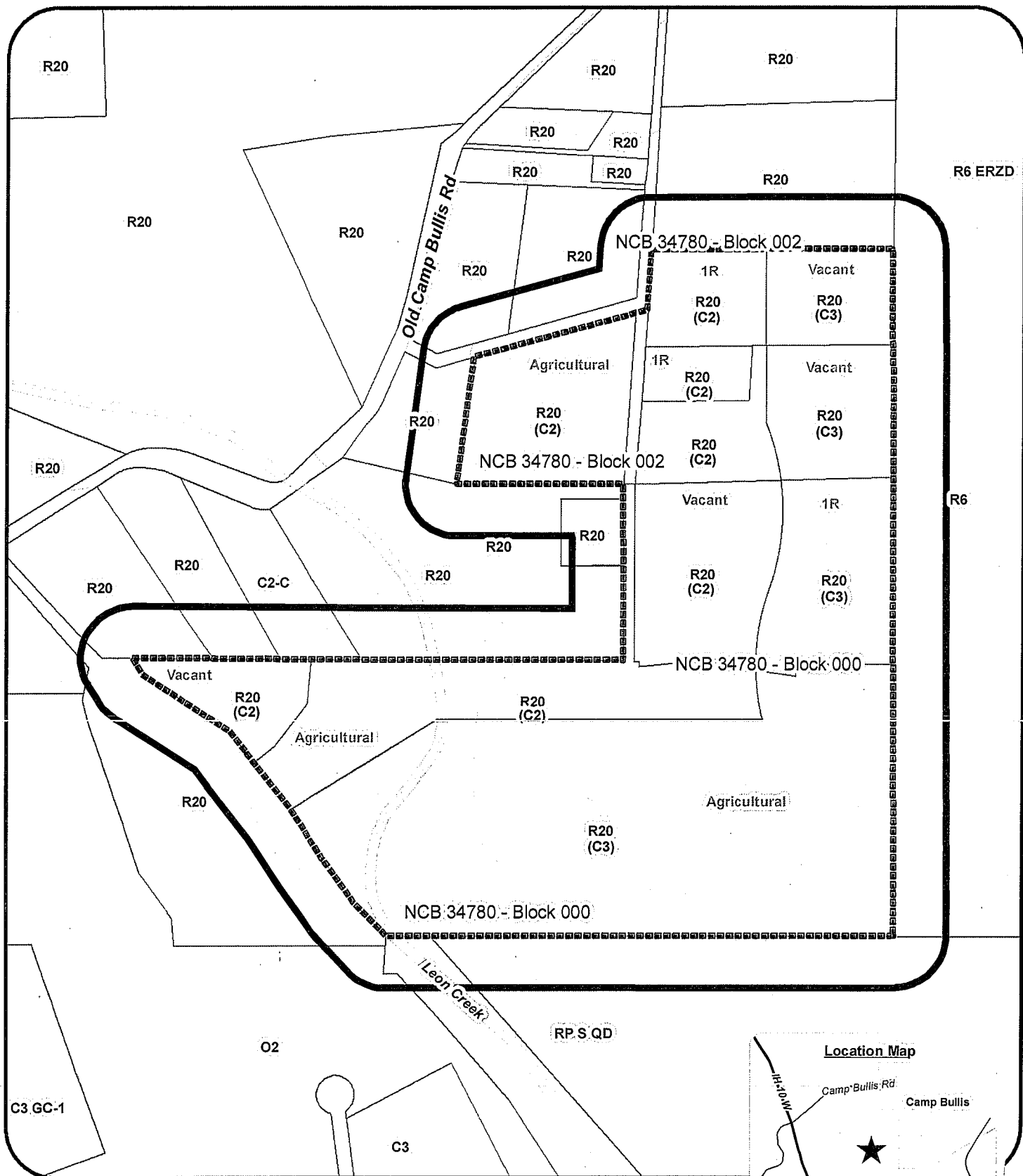
1003 S New Braunfels Ave to represent me in matters pertaining to this case.
(Address)

Owner's Signature: Mindy Lwin
Address: 1003 S New Braunfels Ave
City/State: SAN ANTONIO TX Zip Code: 78210

page 2

HISTORIC AND DESIGN REVIEW COMMISSION

SPECIFIC MATERIALS CHECK FORM



Zoning Case Notification Plan

Case Z-2008-014

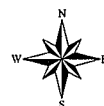
Council District 8

Scale: 1" approx. = 500'

Subject Property Legal Description(s): NE 1/4 551.56 ft of Lot 1, NW 208.71 ft of Lot 1, Lot 2, and Lot 9, - NCB 34780A - Block 000
Parcels P-6, P-6A, P-6B, P-6C, P-6D, P-6E, P-6F - NCB 34780 - Block 000

Legend

- Subject Property (104.858 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(11/09/2007)

CASE NO: Z2008014

Final Staff Recommendation - Zoning Commission

Date: December 04, 2007

Council District: 8

Ferguson Map: 480 D8

Applicant Name:

Harry Jewett

Owner Name:

James McDonough, Jr. / Old Camp Bullis II Ltd.

Zoning Request: From "R-20" Residential Single Family District to "C-2" Commerical District on 43.837 acres out of NCB 34780 (CB 4780) and "C-3" General Commerical District on 61.021 acres out of NCB 34780 (CB 4780).

Property Location: 104.858 acres out of NCB 34780 (CB 4780)

5914 Old Camp Bullis Road

Old Camp Bullis Road, South of Camp Bullis Road and East of IH 10 West

Proposal: To Allow Commerical Development

Neigh. Assoc. Forest Crest Neighborhood Association

Neigh. Plan : None

TIA Statement: ~~A Level 3 Traffic Impact Analysis has been submitted.~~

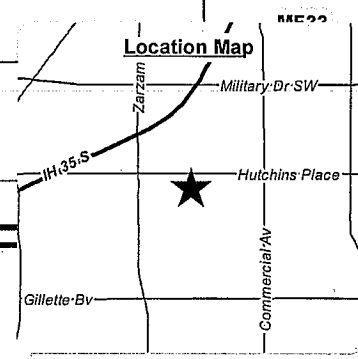
Staff Recommendation:

Denial

Given the subject property's proximity to both the residential uses and zonings to the east, west and north, and its proximity to Camp Bullis and Eisenhower Park to the east, the proposed commercial zoning is inappropriate. There are currently no major thoroughfares or streets running through the property. The only egress and ingress routes are Old Camp Bullis Road to the east, and a small private road that fronts a small portion of the subject property. A significant portion of the subject property is located in the 100-year flood plain, which could impede future development on the property. The proposed zoning is intended to be for the purposes of extending the commercial uses found in The Rim to the southeast. However, this property is physically isolated from the current Rim development. Until connector streets are added that run through the subject property from the Rim, or IH-10 West, the proposed use will remain inconsistent with the current uses in the area. However, there may be a connection between Camp Bullis Road to the north and the future alignment of La Cantera Parkway to the south in the future.

The subject property is currently an undeveloped and agricultural parcel consisting of 104.86 acres total. The property is located south of Camp Bullis Road and east of IH-10 West, just south of Old Camp Bullis Road. The property was annexed on December 31, 1998 per ordinance #88824. The current R-20 zoning converted from the previous R-8 zoning following the adoption of the Unified Development Code in 2002. The applicant is requesting a zoning change to C-2 and C-3 to allow commercial development, including retail sales, automotive sales and service, home improvement centers and hotels/motels. The subject property is generally surrounded by single-family residences, agricultural uses, and undeveloped tracts of land. The zoning that surrounds the subject property is almost exclusively zoned R-20, save resource protections and quarry zoning to the south.

CASE MANAGER : Mike Farber 207-3074



City of San Antonio - Development Services Dept
(11/15/2007)

CASE NO: Z2008020

Final Staff Recommendation - Zoning Commission

Date: December 04, 2007

Council District: 4

Ferguson Map: 682 A1

Applicant Name:

Luis R. De Luna

Owner Name:

Luis R. De Luna

Zoning Request: From "I-1" General Industrial District and "MF-33" Multi-Family District to "MF-33" Multi-Family District.

Property Location: Lot 3, Block 35, NCB 9445 and Lots 7 through 12 and Lot P-100, Block 36, NCB 9446 and Lot P-100, Block 33, NCB 9443

1216 Hilton Avenue, 1311 West Amber Place

Corner of Hilton Avenue and West Amber Place

Proposal: To Allow a Duplex Development

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

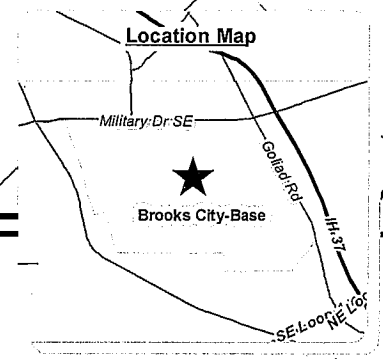
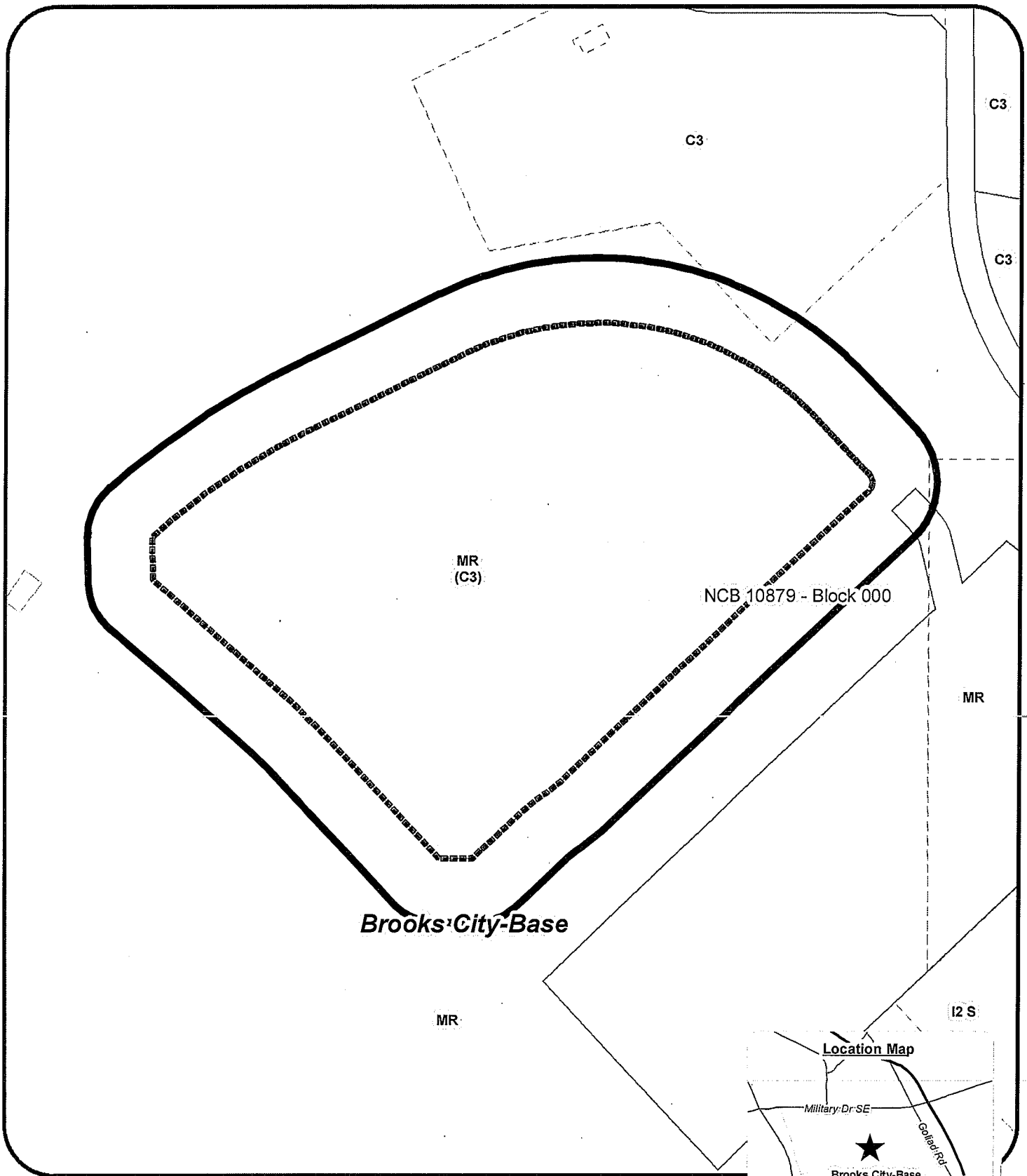
Denial

The subject property is located on Hilton Avenue and West Amber Place in southwest San Antonio. It is currently undeveloped and totals 1.3 acres. The property was annexed in 1947 and is zoned a mix of I-1 and MF-33. MF-33 zoning currently exists to the north, west and south of the subject property. A drainage ditch abuts the property on the west and south sides. Land uses immediately adjacent to the proposed development consist of single-family homes to the east and north and a restaurant which fronts West Hutchins Place to the north. The general character of the area is single-family dwellings on lots zoned multi-family.

The applicant has applied for the multi-family district which could allow up to 42 units on the property and that portion of the property with existing MF-33 zoning would allow up to 21 units without a zone change. An expansion of this number of units would not be appropriate for this location since access is limited to the intersection of Hilton Avenue and West Amber Place and the surrounding residential development is mostly single family dwellings. However, given the amount of existing multi-family zoning and the residential use pattern in the area, a medium density infill development is appropriate and suitable for this location. Therefore, staff would support a zone change to a medium density residential district for that portion of the property currently zoned industrial. RM-4 would allow a variety of housing types including single family, duplexes, triplexes and quadraplexes at a density of 11 units per acre. Should the applicant wish to amend the application to this district, re-notification and an additional public hearing before the Zoning Commission will be required. However, the Zoning Commission may recommend approval or denial on the application as submitted.

Two-family dwellings are considered detached housing designed for and occupied exclusively as the residence of not more than two (2) families, each living as an independent housekeeping unit. MF-33 zoning allows a maximum density of up to thirty-three (33) units per acre, depending on unit size and is most appropriate when located near supporting transportation and commercial facilities.

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

Case Z-2008-026

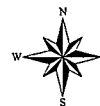
Council District 3

Scale: 1" approx. = 400'

Subject Property Legal Description(s): Parcel P-111 - NCB 10879 - Block 000

Legend

Subject Property	=====	(48.67 Acres)
200' Notification Buffer	—————	
Current Zoning	R6	
Requested Zoning Change	(R6)	
100-Year FEMA Floodplain	—————	



City of San Antonio - Development Services Dept
(11/15/2007)

CASE NO: Z2008026

Final Staff Recommendation - Zoning Commission

Date: December 04, 2007

Council District: 3

Ferguson Map: 683 F1

Applicant Name:

VHS San Antonio Partners, LLC, DBA
Baptist Health System

Owner Name:

Brooks Development Authority

Zoning Request: From "MR" Military Reserve District to "C-3" General Commercial District.

Property Location: 48.67 acres out of NCB 10879

Brooks City-Base, Research Plaza

Northwest side of Research Plaza and southwest of City-Base Landing

Proposal: Hospital

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level-3 Traffic Impact Analysis has been submitted and approved for Brooks City-Base.

Staff Recommendation:

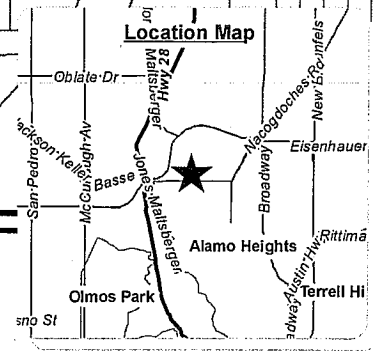
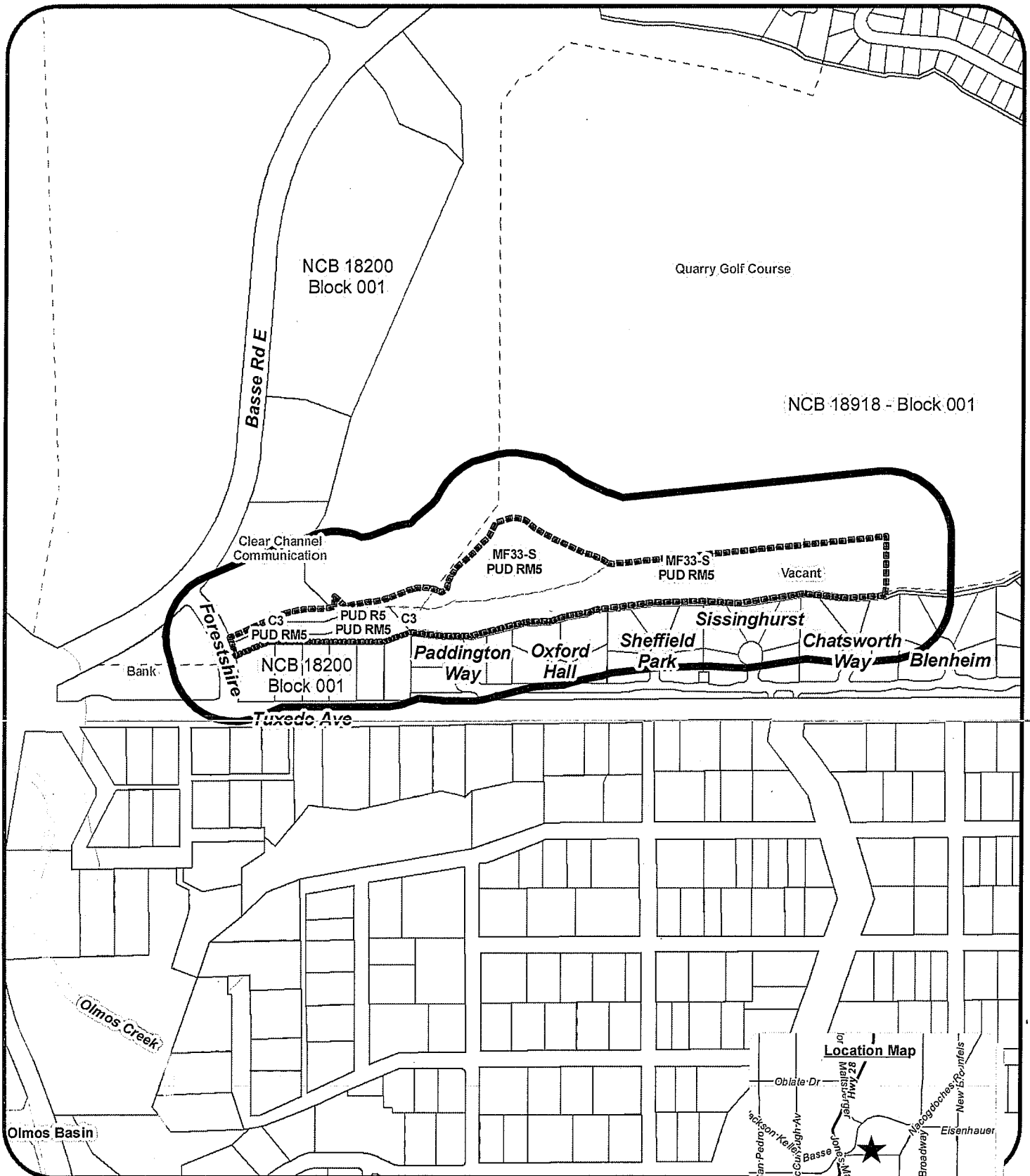
Approval

The proposed project is located in southeast San Antonio along Research Plaza and within Brooks City-Base. The surrounding zoning consists of "MR" Military Reserve District to the northwest, southwest, southeast and northeast with "C-3" General Commercial District also to the northeast. Land uses adjacent to the project site are government office complexes and the proposal is to develop a hospital. The "C-3" General Commercial District is appropriate and compatible in this location since it will allow development that is consistent with the current redevelopment pattern of Brooks City-Base.

The project site was annexed into the City of San Antonio in September of 1952. In 2002 following the adoption of the Unified Development Code, the existing "MR" Military Reserve District converted from the previous "MR" Military Reserve District. This district is used to designate federal and state military reservations within the city limits of San Antonio.

C-3 districts are designed to provide for more intensive commercial uses than those located within the NC, C-1, or C-2 zoning districts. C-3 uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. C-3 districts should also incorporate shared internal circulation and limited curb cuts to arterial streets.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2008-022

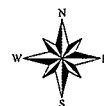
Council District 9

Scale: 1" approx. = 400'

Subject Property Legal Description(s): S Irr Pt of TR-1G, TR-1G, ARB P-123A, TR-1J, P-108, P-109 & P-110 - NCB 08702 - Block 000
 Lot 1 - NCB 18918 - Block 001 and Lot 90 - NCB 18200 - Block 001

Legend

- Subject Property (7.552 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
 (11/13/2007)

CASE NO: Z2008022

Final Staff Recommendation - Zoning Commission

Date: December 04, 2007

Council District: 9

Ferguson Map: 583 A3

Applicant Name:

Brown, P. C.

Owner Name:

Alamo Garden, Inc.

Zoning Request: From PUD "R-5" Planned Unit Development Residential Single Family District, "MF-33" S Multi Family District with a Specific Use Permit for a Golf Course and "C-3" General Commercial District to PUD "RM-5" Planned Unit Development Residential Mixed District.

Property Location: 7.552 acres out of NCB 8702 and 18918

304, 444 and 999 East Basse Road

East Basse Road at Forestshire

Proposal: To Allow a Multi-Family Development

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: ~~A Traffic Impact Analysis is not required.~~

Staff Recommendation:

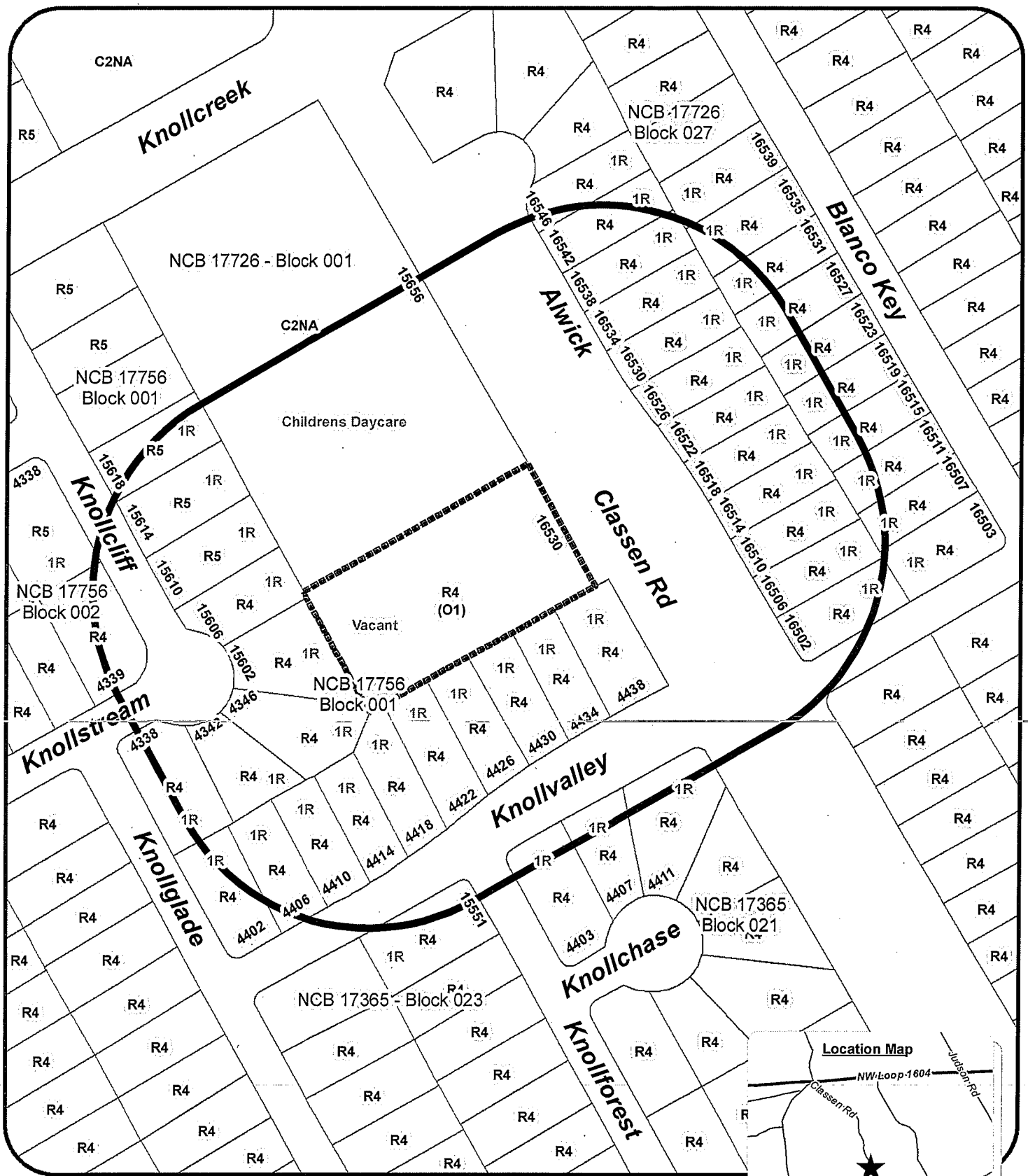
Approval

The subject property consists of vacant land as well as an existing golf equipment shed with direct access to Forestshire. The property is adjacent to MF-33 and C-3 zoning to the north; PUD R-5 and C-3 zoning to the west; MF-33 and PUD RM-4 zoning to the east; and R-6 and PUD R-5 zoning to the south. The surrounding land uses consist of a golf course to the north, residential dwellings to the east and south and offices and a bank to the west. The property directly to the northwest, which is located on the 200 - 300 block of East Basse Road, was the subject of a recent rezoning case (Z2004156) in which the applicant was granted a zoning change from C-3 General Commercial District to MXD Mixed Use District for residential, retail and office uses.

The applicant is requesting a rezoning to allow the development of eighteen (18) townhome units. The requested RM-4 zoning is compatible with the surrounding neighborhood and will not be out of character with the existing lots in the area. Furthermore, a medium density residential development would provide an appropriate transition between the non-residential uses to the north and the low-density residential development to the south of the subject property.

Medium and high-density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares; Basse Road (a Secondary Arterial "Type A" street) to the northwest and Hwy 281 (a Freeway) to the west. There is also access to the Quarry Market as well as VIA bus depots along Basse Road.

CASE MANAGER : Brenda Valadez 207-7945



Zoning Case Notification Plan

Case Z-2008-027

Council District 10

Scale: 1" approx. = 120'

Subject Property Legal Description(s): Lot 22 - NCB 17756 - Block 001

Legend

- Subject Property (0.73 Acres)
- 200' Notification Buffer
- Current Zoning R6 (R6)
- Requested Zoning Change
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(11/16/2007)

CASE NO: Z2008027

Final Staff Recommendation - Zoning Commission

Date: December 04, 2007

Council District: 10

Ferguson Map: 518 C4

Applicant Name:

Owner Name:

Child Care and Development Corporation

Jacqueline B. Charno Charitable Lead Trust

Zoning Request: From "R-4" Residential Single-Family District to "O-1" Office District.

Property Location: Lot 22, Block 1, NCB 17756

16119 Classen Road

Classen Road, South of Knollcreek

Proposal: Office Use

Neigh. Assoc. Knoll Creek HOA / Longs Creek HOA is within 200 feet.

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

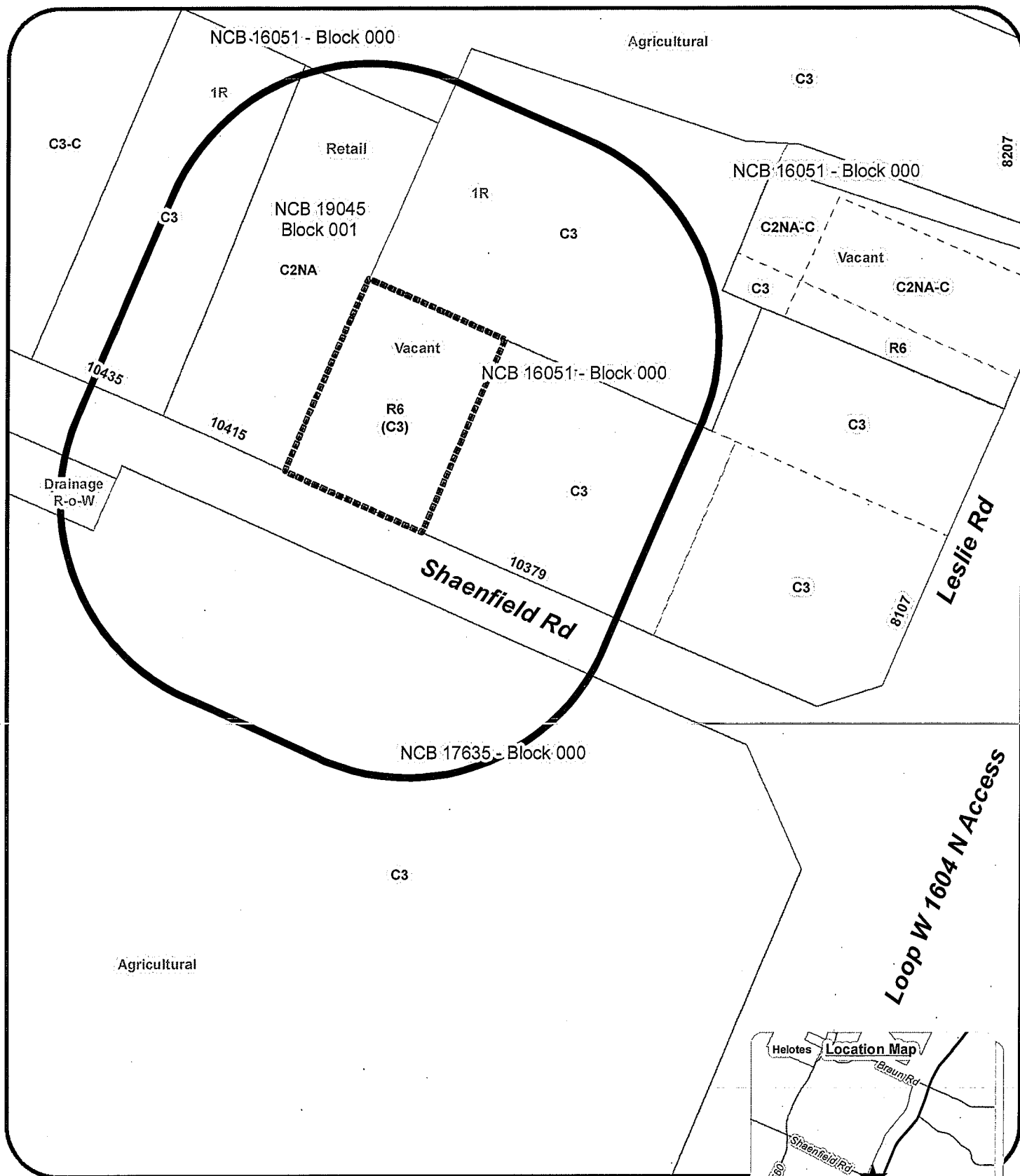
Approval

The subject property is currently undeveloped and located in northeast San Antonio along Classen Road, a Type "A" secondary arterial. The subject property is adjacent to single-family dwellings zoned "R-4" Residential Single-Family District to the southwest and southeast. A commercial daycare center zoned "C-2NA" General Commercial Nonalcoholic Sales District is located to the northwest. The proposal is to develop the site as a small office center. An approval of "O-1" will require a Type "B" landscape buffer adjacent to the "R-4" Residential Single-Family District. The project site is within the Knoll Creek HOA and Longs Creek HOA is within 200 feet. The "O-1" Office District is appropriate and reasonable at this location since the property fronts on a primary arterial street and is unlikely to be developed for single family residential use. There was a previous zoning case for this property (Zoning Case Z2006160) in 2006. The Zoning Commission recommended approval of "C-2NA" Commercial District, Nonalcoholic Sales, but the request was denied by the City Council on August 3, 2006.

The purpose of the O-1 Office District is to accommodate well-designed development sites that provide adequate transportation access; make the most efficient use of existing infrastructure and provides for orderly transitions and buffers between uses. Buildings in an "O-1" district shall be restricted to 10,000 square feet for individual buildings. The outdoor display or sale of merchandise is prohibited in the "O-1" district.

The project site was annexed into the City of San Antonio in December of 1995. In 2002 following the adoption of the Unified Development Code, the existing "R-4" Residential Single-Family District converted from the previous "R-7" Small Lot Residence District.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2008-025

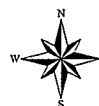
Council District 6

Scale: 1" approx. = 120'

Subject Property Legal Description(s): Parcel P-6 Exc the S 13 ft of the N 195 ft - NCB 16051 - Block 001

Legend

- Subject Property (0.6174 Acres)
- 200' Notification Buffer
- Current Zoning **R6**
- Requested Zoning Change **(R6)**
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(11/15/2007)

CASE NO: Z2008025

Final Staff Recommendation - Zoning Commission

Date: December 04, 2007

Council District: 7

Ferguson Map: 546 C8

Applicant Name:

Keith Van Marter

Owner Name:

Cecil Ott

Zoning Request: From "R-6" Residential Single Family District to "C-3R" General Commercial District, Restrictive Alcohol Sales.

Property Location: .6174 acres out of NCB 16051

10000 Block of Shaenfield Road

Shaenfield Road, West of Loop 1604

Proposal: To Allow a Retail Center

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

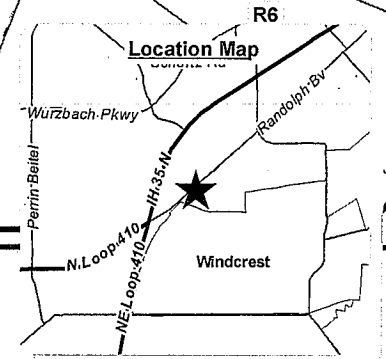
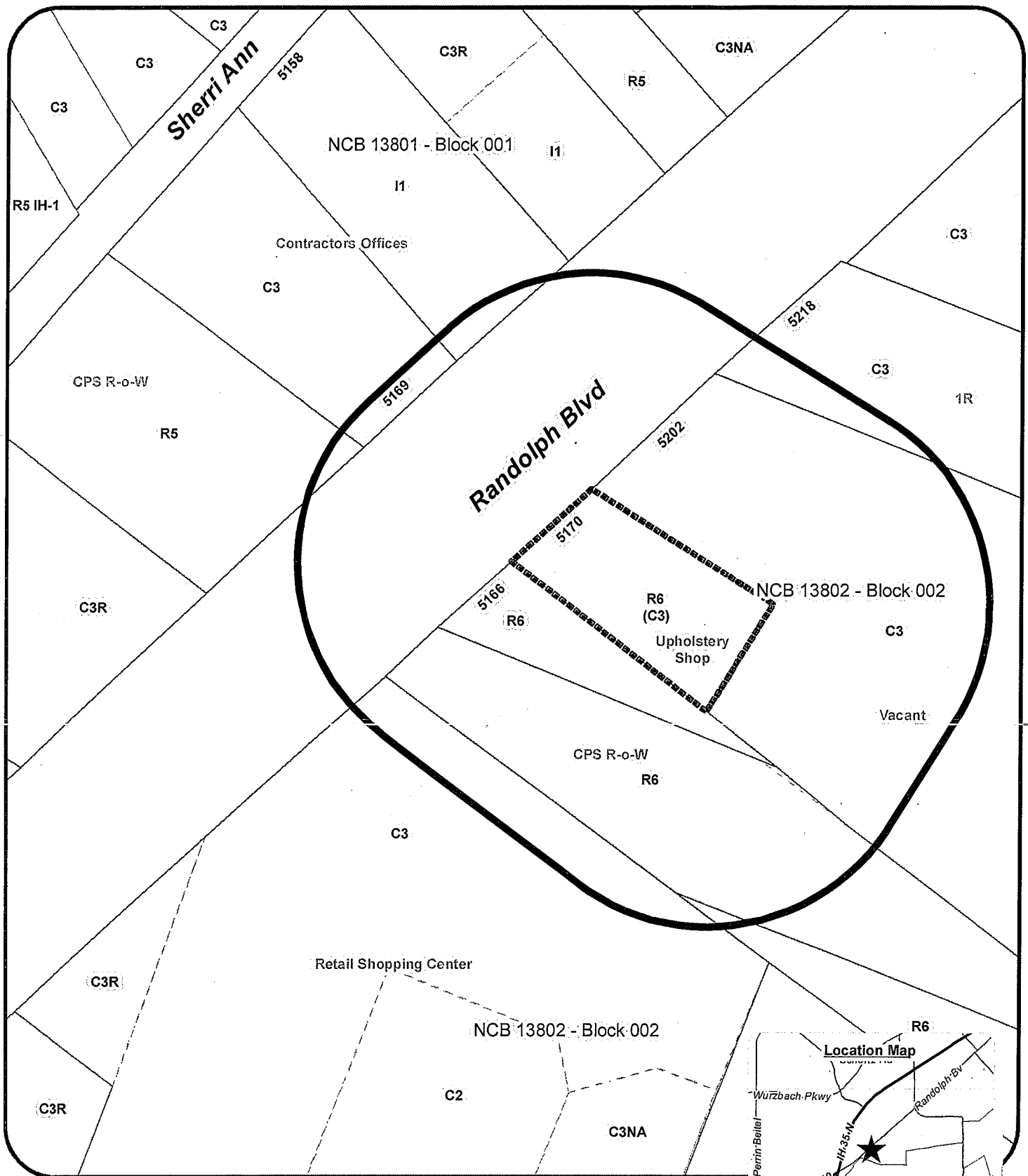
Approval

The requested commercial district is most appropriate at the intersections of major thoroughfares and along the frontages of super arterials and expressways. Given the location of the property, its proximity to the intersection of Shaenfield Road and Southwest Loop 1604, and the surrounding commercial zoning districts, the requested zoning is appropriate.

The subject property is currently undeveloped and totals 0.6174 acres. It fronts Shaenfield Road, a Secondary Arterial Type A, and is surrounded by commercially zoned parcels in all directions. The adjacent parcel to the east is under construction for a gas station, the one to the south is quite large and currently vacant, the parcel to the west is currently occupied with a retail store, and the parcel to the north is also vacant. The subject property was annexed into the City in 1993 and the existing R-6 zoning was converted from the previous R-1 zoning in 2002. The proposal is to develop a commercial retail center.

"C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets. District regulations within the "C-3R" district are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises consumption shall be permitted.

CASE MANAGER : John Osten 207-2187



Zoning Case Notification Plan

Case Z-2008-029

Council District 10

Scale: 1" approx. = 120'

Subject Property Legal Description(s): N 100.30 ft of S 194.55 ft of W 100.30 ft of Lot 3 - NCB 13802 - Block 002

Legend

Subject Property	=====	(0.521 Acres)
200' Notification Buffer	—————	
Current Zoning	R6	
Requested Zoning Change	(R6)	
100-Year FEMA Floodplain	—————	



City of San Antonio - Development Services Dept
(11/19/2007)

CASE NO: Z2008029

Final Staff Recommendation - Zoning Commission

Date: December 04, 2007

Council District: 10

Ferguson Map: 552 F6

Applicant Name:

Ron Ray, L.P.

Owner Name:

Ron Ray, L.P.

Zoning Request: From "R-6" Residential Single-Family District to "C-3" General Commercial District.

Property Location: Lot 3 (.521 acres), Block 2, NCB 13802

5170 Randolph Boulevard

South side Randolph Boulevard, Northeast of Crestway Road

Proposal: Commercial Use

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

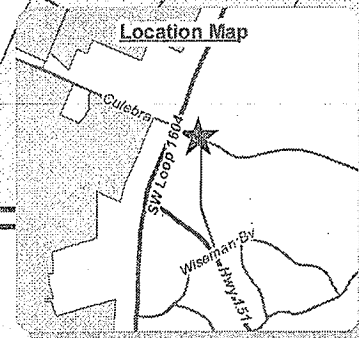
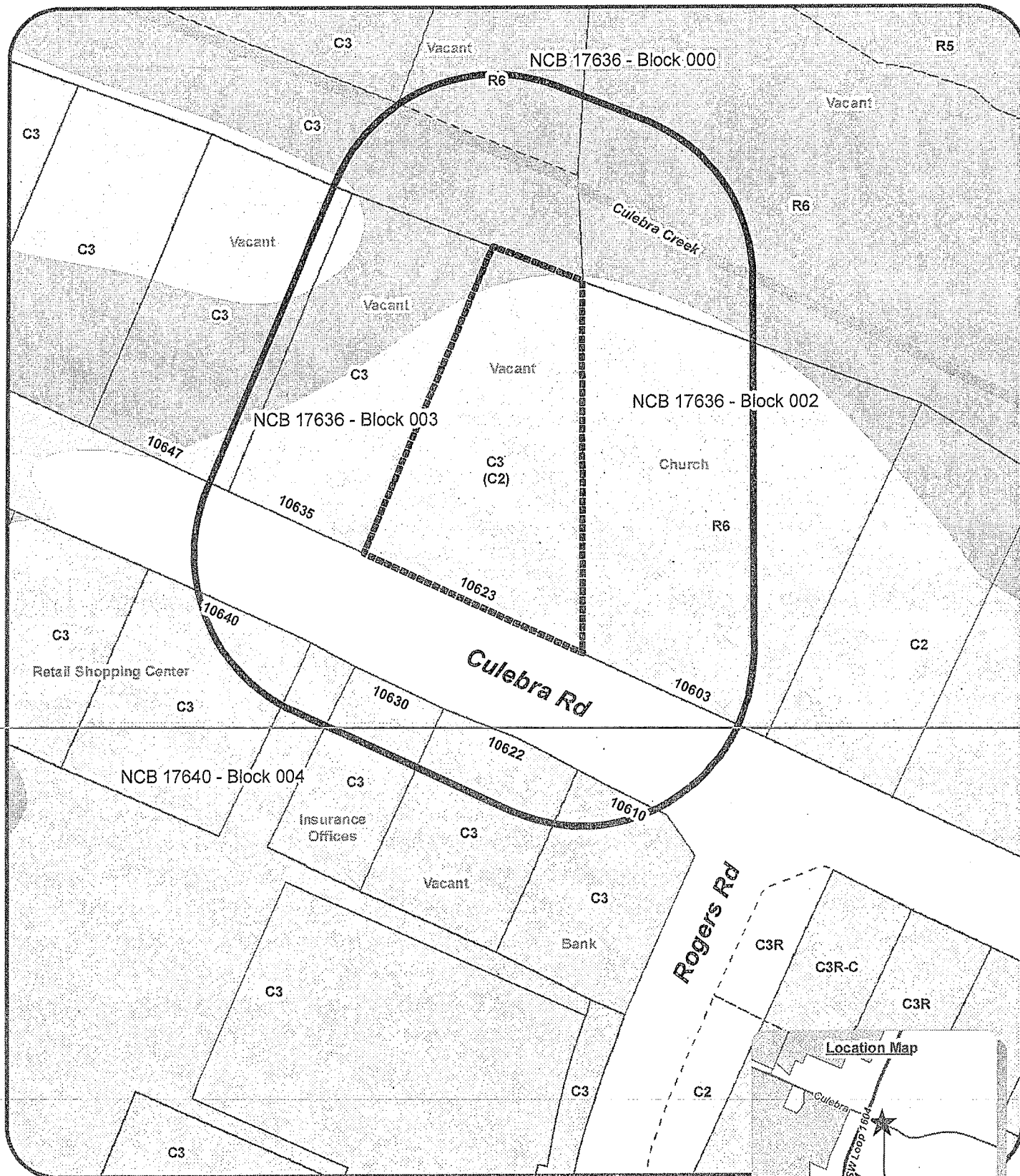
Approval

The proposed project is located in northeast San Antonio along Randolph Boulevard, which is identified as a major thoroughfare. The proposal is to allow a commercial use on the property. The surrounding zoning consists of "R-6" Residential Single-Family District to the southwest and "C-3" General Commercial District to the northeast and southeast. The project site is not within a Neighborhood Association or Neighborhood Plan. Land uses adjacent to the project site along Randolph Boulevard are commercial and vacant land with CPS high power lines to the southwest. The subject property is near the Crestway Road and Randolph Boulevard commercial node. The C-3 General Commercial District would be more appropriate and compatible at this location than the current zoning since most adjacent properties have commercial zoning and established nonresidential uses.

The project site was annexed into the City of San Antonio in December of 1972. In 2002 following the adoption of the Unified Development Code, the existing "R-6" Residential Single-Family District converted from the previous "R-1" Single-Family Residence District.

"C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC", "C-1", or "C-2" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should also incorporate shared internal circulation and limited curb cuts to arterial streets. These districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance.

CASE MANAGER : Pedro Vega 207-7980



Zoning Case Notification Plan

Case Z-2008-037

Council District 6

Scale: 1" approx. = 150'

Subject Property Legal Description(s): Lot 6 - NCB 17636 - Block 003

Legend

- Subject Property (1.728 Acres)
- 200' Notification Buffer
- Current Zoning R6
- Requested Zoning Change (R6)
- 100-Year FEMA Floodplain



City of San Antonio - Development Services Dept
(11/20/2007)

CASE NO: Z2008037

Final Staff Recommendation - Zoning Commission

Date: December 04, 2007

Council District: 6

Ferguson Map: 578 C3

Applicant Name:

Brown, PC

Owner Name:

HRS Partnership

Zoning Request: From "C-3" General Commercial District to "C-2" Commercial District.

Property Location: Lot 6, Block 3, NCB 17636

10623 Culebra Road

Culebra Road, East of West Loop 1604

Proposal: To Allow Office and Commercial Uses

Neigh. Assoc. Mountain View Acres Neighborhood Coalition is within 200 feet.

Neigh. Plan Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property consists of undeveloped land located with frontage on Culebra Road. The request is a downzone from "C-3" General Commercial District to "C-2" Commercial District to accommodate retail and office developments. Given the proximity of the parcel to Loop 1604 and Culebra Road and the existing commercial developments in the vicinity and its current zoning, the request is appropriate. Also, the request is intended to relax the required minimum setback along the adjacent R6 zoned parcel to the east. A Type B landscape buffer will be required between the adjacent R6 parcel and the subject property along the east property line.

The subject property totals 1.728 acres and is within 200 feet of Mountain View Acres Neighborhood Coalition. It was annexed into the City in 1984. The zoning of the surrounding areas consists of C-3 to the west and south and R-6 to the north and east. Commercial land uses are to the west and south and a church is located to the east. Lots to the north are undeveloped.

C-2 districts accommodate commercial and retail uses that are more intensive in character than NC and C-1 uses, and which generate a greater volume of vehicular traffic and/or truck traffic. C-2 uses do not allow outdoor storage or display of goods except for outdoor dining.

CASE MANAGER : John Osten 207-2187

Neighborhood and Urban Design Division

Zoning Case Review

Zoning Case No.: Z2008037

Existing Zoning: C-3

Requested Zoning: C-2

Registered Neighborhood Association(s):
None

Neighborhood/Community/Perimeter Plan:
Northwest Community Plan

Future Land Use for the site:
Community Commercial land use

Other Comments:

Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Locations for Community Commercial include along arterials. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

The request is consistent with the Plan.

Analysis:

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

Staff Recommendation:

☒ Supports

☐ Recommends Denial

☐ Alternate Recommendation

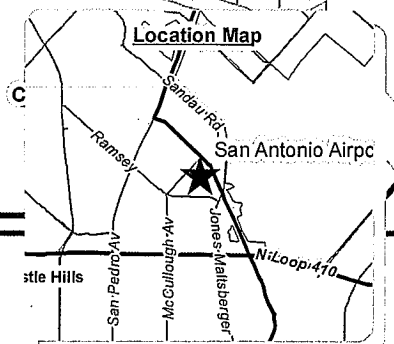
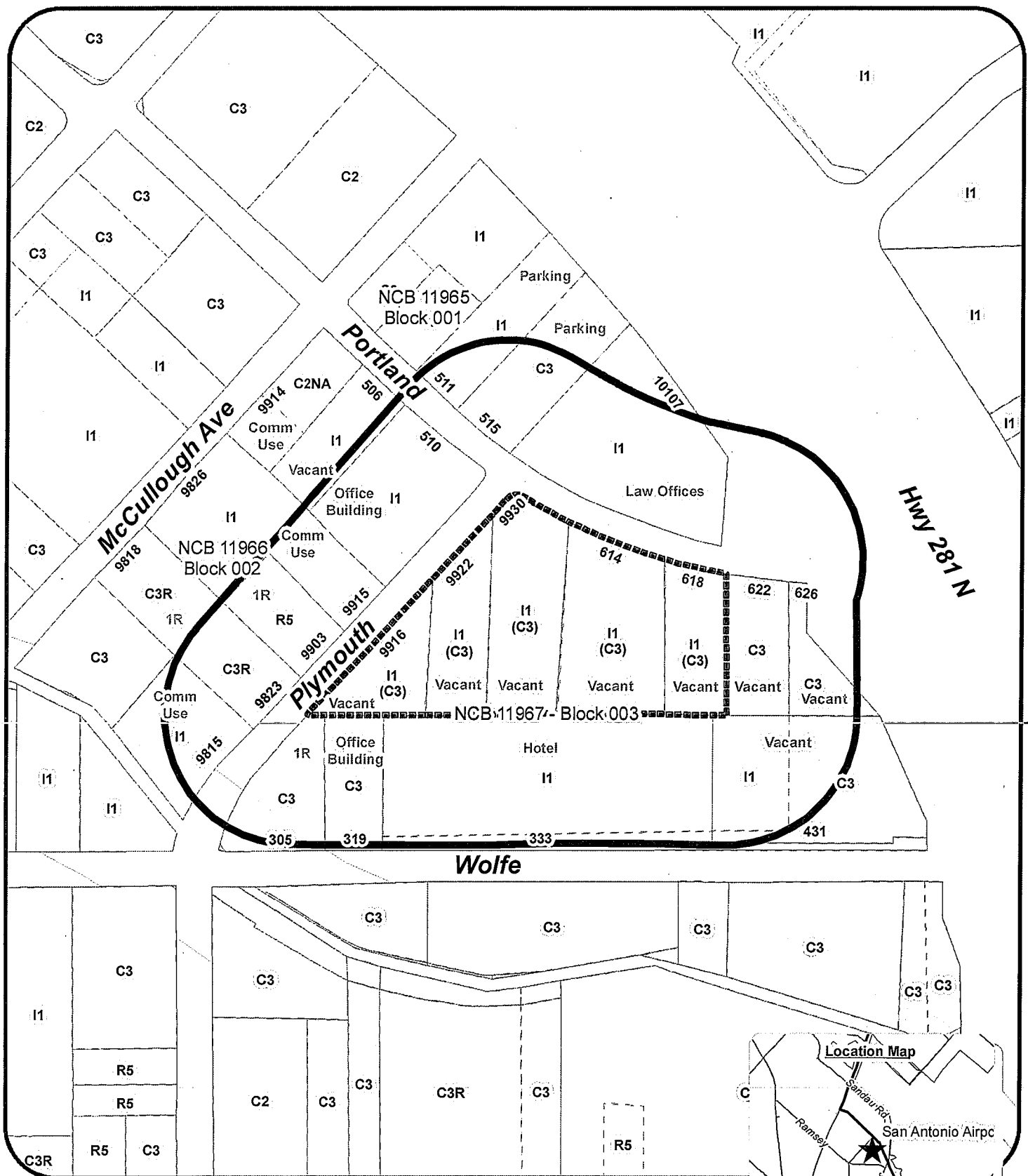
Reviewer: Zenon F. Solis

Title: Sr. Planner

Date: 11/6/2007

Manager Review: Nina Nixon-Mendez

Date:



Zoning Case Notification Plan

Case Z-2008-035

Council District 9

Scale: 1" approx. = 200'

Subject Property Legal Description(s): Lots 15, 16, 17, 18, 19, and 20 - NCB 11967 - Block 003

Legend

Subject Property	=====	(3.893 Acres)
200' Notification Buffer	—————	
Current Zoning	R6	
Requested Zoning Change	(R6)	
100-Year FEMA Floodplain	—————	



City of San Antonio - Development Services Dept
(11/26/2007)

CASE NO: Z2008035

Final Staff Recommendation - Zoning Commission

Date: December 04, 2007

Council District: 9

Ferguson Map: 550 F6

Applicant Name:

Brown, PC

Owner Name:

Cavender Management, Inc.

Zoning Request: From "I-1" General Industrial District to "C-3" General Commercial District.

Property Location: Lot 15, Lot 16, Lot 17, Lot 18, Lot 19 and Lot 20, Block 3, NCB 11967

614 and 618 Portland; 9916, 9922 and 9930 Plymouth

Intersection of Portland and Plymouth, West of US Highway 281 North

Proposal: Motor Vehicle Sales

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Level-1 Traffic Impact Analysis will be required at platting or permitting.

Staff Recommendation:

Approval

The proposed project is located in north San Antonio along Portland Street and Plymouth Street. The proposal is to develop the site for motor vehicle sales. The surrounding zoning consists of "C-3" General Commercial District and "I-1" General Industrial District to the north, south and east. The project site is not within a Neighborhood Association or Neighborhood Plan. Land uses adjacent to the project site along Portland Street and Plymouth Street are exclusively commercial and the subject properties are in close proximity to US Highway 281. Therefore, staff supports the requested downzone of the subject properties.

The project site was annexed into the City of San Antonio in September of 1952. In 2002 following the adoption of the Unified Development Code, the existing "I-1" General Industrial District converted from the previous "I-1" Light Industry District.

"C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC", "C-1", or "C-2" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should also incorporate shared internal circulation and limited curb cuts to arterial streets. These districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance.

CASE MANAGER : Pedro Vega 207-7980